

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, 118 N. Clark Street on March 19, 1999
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Demetri Konstantelos
LeRoy K. Martin, Jr.
Gigi McCabe-Miele

MINUTES OF MEETING

March 19, 1999

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on February 19, 1999 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Coleman Folan **CAL. NO.** 9-99-S
APPEARANCES FOR: None **MAP NO.** 13-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999
PREMISES AFFECTED-- 4826 N. Damen Avenue

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

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Coleman Folan

CAL. NO. 10-99-Z

APPEARANCES FOR: None

MAP NO. 13-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 4826 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 4-story 3 dwelling unit building, with no north side yard instead of 2.5'.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Donna Vernier

CAL. NO. 17-99-Z

APPEARANCES FOR: Donna Vernier

MAP NO. 13-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1632 W. Carmen Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a paved parking area with a front yard of 7.67' instead of 19.84'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 4, 1999; 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 R3 General Residence District; that the subject site is a 25' x 124' lot improved with a 2-story frame single-family dwelling located in the rear of the lot; that the subject property does not contain a detached accessory garage; that the applicant proposes to establish a paved 10' x 19' parking space in the front yard of the subject site; that no evidence was presented to indicate that the applicant cannot obtain a reasonable return on her property under the zoning regulations of the R3 General Residence District nor that a unique circumstance exists; that the establishment of a paved parking area in the front of the subject property will necessitate a curb cut and loss of a street parking space, and that the variation, if granted, will alter the essential character of this block of W. Carmen Avenue; it is therefore

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

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

APPLICANT: New Hope Christian Center

CAL. NO. 21-99-S

APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 4838 N. Sheridan Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a church with 48 seats in an existing 3-story brick store and apartment building, in a B4-4 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 18, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: 919 E. Hyde Park Condo Assoc.

CAL. NO. 38-99-A

APPEARANCES FOR:

MAP NO. 12-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 19, 1999

PREMISES AFFECTED- 919 E. Hyde Park Condo Assoc.

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Trinidad Escobedo **CAL. NO. 41-99-A**
APPEARANCES FOR: Trinidad Escobedo **MAP NO. 26-A**
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 1999
PREMISES AFFECTED- 10539 S. Avenue "L"
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Trinidad Escobedo, for Carlos Lizzard, owner, on November 24, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 dwelling units on a lot with a 1-story building on the front and a 2-story building on the rear, in an R3 General Residence District, on premises at 10539 S. Avenue "L"; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 1998, 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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1-story building on the front of the lot and a 2-story building at the rear of the lot; that utility company records indicate the existence of 3 dwelling units at the subject site since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to 3 dwelling units at the subject site provided the buildings are in compliance with all 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 3 dwelling units on a lot with a 1-story building on the front and a 2-story building on the rear, on premises at 10539 S. Avenue "L"; upon condition that the buildings are 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: Rios de Agua Viva

CAL. NO. 45-99-S

APPEARANCES FOR: John Mauck

MAP NO. 14-I

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 5643-53 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 330 seat church in an existing 1 & 2 story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Rios de Agua Viva

CAL. NO. 46-99-S

APPEARANCES FOR: John Mauck

MAP NO. 14-1

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 5601-19 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 50 private passenger automobiles, in a B4-1 Restricted Service District, to satisfy the requirements for a proposed church at 5643-53 S. Kedzie Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

March 19, 1999

Cal. No. 61-98-S

Christina J. Martinez, for Bickerdike Redevelopment Corporation, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 2 dwelling unit building, on premises at 1454 N. Leavitt Street, approved by the Board on February 20, 1998, in Cal. No. 61-98-S.

Ms. Martinez stated that the applicant has been unable to complete the building permit application process during the period of the validity of the special use approved by the Board on February 20, 1998 and is requesting an extension of tie in which to complete the permit application processing and commence construction.

Chairman Spingola moved that the request be granted and the time for completing the permit process for the aforesaid 3-story 2 dwelling unit building be extended to March 20, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Attila Demeter

CAL. NO. 63-99-Z

APPEARANCES FOR: Attila Demeter

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 156-58 W. Superior Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central Business District, the erection of a 7-story office and 9 dwelling unit building with no rear yard instead of 30' and no provision for one 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

APPLICANT: Paschal Dunican

CAL. NO. 64-99-Z

APPEARANCES FOR: John J. Pikarski, Jr., Paschal Dunican

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 3234 N. Hoyne Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a 2-story single family dwelling with a front yard of 13' instead of 19.2', with a north side yard of 3.45' and a south side yard of 1' instead of 5' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

APPLICANT: Jerry Hamen

CAL. NO. 65-99-Z

APPEARANCES FOR: Bernard I. Citron, Jerry Hamen

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1125 W. Montana Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District under Special District #13, the erection of new front stairs and a 2-story rear addition in the conversion of an existing 3-story 3 dwelling unit building on the front of the lot to a single family dwelling, with a front yard of 3' instead of 14.4' with a west side yard of 2.33' instead of 3',* and to reduce the rear yard to 0' instead of 30' in order to raise a 1-story coach house and install a 3 car garage on the ground floor.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

* Amended at the public hearing.

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

APPLICANT: Jack Berger*

CAL. NO. 66-99-Z

APPEARANCES FOR: Bernard I. Citron, Jack Berger

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 950 W. Erie Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-4 Restricted Commercial District, the erection of a 5-story store and 21 dwelling unit building, with no north* rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: James E. Malackowski **CAL. NO.** 67-99-Z
APPEARANCES FOR: Bernard I. Citron, James E. Malackowski **MAP NO.** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999
PREMISES AFFECTED-- 330 W. Wellington Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District, the erection of an attached carport with no west side yard instead of 10', and to erect a detached garage and storage building whose 28' height exceeds the maximum 15' allowed in the rear yard.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; 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 January 15, 1999, in Cal. No 6-99-Z, approved the erection of an attached carport with no west side yard instead of 10' and to erect a detached garage with no rear yard instead of 30' and whose 20' height exceeds the maximum 15' allowed in the rear yard, 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; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: John Walsh

CAL. NO. 68-99-Z

APPEARANCES FOR: John Walsh

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 814 S. Loomis Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the erection of a 3-story single family dwelling, with no front yard instead of 15'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

APPLICANT: Jeff Baker

CAL. NO. 69-99-Z

APPEARANCES FOR: James J. Banks

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1260 W. Washington Boulevard

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial Manufacturing District, the erection of a 4-story store and 18-dwelling unit building, whose north rear yard will be 3.5' instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Stuart Rose

CAL. NO. 70-99-Z

APPEARANCES FOR: James J. Banks, Stuart Rose

MAP NO. 7-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 2451-55 N. Clybourn Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R5-General Residence District, the erection of a 3-story 16 dwelling unit condominium building with a front yard of 2.5' instead of 15', with north and south side yards of 1' each instead of 7.5' each, a rear yard of 3' instead of 30', and waiver of the one required loading berth.*

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: 1427-29 N. Dearborn Parkway Condo Assoc. **CAL. NO.** 71-99-Z
APPEARANCES FOR: Bill G. Stotis, David Kodner **MAP NO.** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 March 19, 1999
PREMISES AFFECTED-- 1427-29 N. Dearborn Parkway

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District, the erection of a partial 5th floor addition to an existing 4-story 8 dwelling unit condominium building, with a north side yard of 2.83' instead of 03.83', whose rear yard will be 19.26' instead of 30'. which additions will result in a 4.7% (598 sq. ft.) increase in the amount of floor area prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

APPLICANT: Paul and Linda Franchi **CAL. NO.** 72-99-Z
APPEARANCES FOR: Thomas S. Moore, Linda Franchi **MAP NO.** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999
PREMISES AFFECTED-- 3017 N. Seminary Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District under Special District #7, the raising of a 2-story coach house in order to install a 2 car garage on the ground floor, with no rear yard instead of 30', and whose north side yard will be 1.5' instead of 2.50'.*

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: Susan D. Snyder **CAL. NO.** 73-99-Z
APPEARANCES FOR: Donald J. Vogel, Susan D. Snyder **MAP NO.** 9-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999
PREMISES AFFECTED-- 1919 W. Newport Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a 3rd floor dormer addition to an existing 2-story single family residence whose front yard will be 16.79' instead of 19.9', with a west side yard of .05' instead of 2.5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; 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;

That the floor area ratio shall not exceed 15% of the floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

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

APPLICANT: Murad Sweiss

CAL. NO. 74-99-Z

APPEARANCES FOR: John Anderson, Murad Sweiss

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1645-47 W. Erie Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District, the erection of a 4-story, 4 dwelling unit building, whose east and west side yards will be 3' each instead of 4.75' each,* and a rear yard of 4' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: Northwestern University Settlement Association **CAL. NO.** 75-99-Z

APPEARANCES FOR: Robert J. Best, Ron Manderscheid **MAP NO.** 3-G

APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999

PREMISES AFFECTED-- 1400 W. Augusta Boulevard

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, a 22,670 sq. ft. addition to an existing 1 & 3 story brick building to contain a charter high school and related facilities, all of which will have a floor area ratio of 3.1 instead of .9 and a front yard of 5' instead of 28'. with no east or west side yards instead of 13.3' each, and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; 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;

That an ordinance shall be introduced and passed by the City Council providing for the purchase of the air rights above a 16' public alley abutting the subject site to the north for the purpose of erecting a 68' x 20' two story addition connecting the subject charter high school with a building to the north.

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

APPLICANT: Northwestern University Settlement Association **CAL. NO.** 76-99-S
APPEARANCES FOR: Robert J. Best, Ron Manderscheid **MAP NO.** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 March 19, 1999
PREMISES AFFECTED-- 1425-29 W. Cortez Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 13 private passenger automobiles to satisfy the parking requirement for an addition to a proposed charter high school located at 1400 W. Augusta Blvd., in a R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 19, 1999, in Cal. No. 75-99-Z, the Board approved a 22,670 sq.ft. Addition to an existing 1 & 3 story brick building to contain a charter high school and related facilities, all of which will have a floor area ratio of 3.1 instead of .9 and a front yard of 5' instead of 28', with no east or west side yards instead of 13.3' each, and no rear yard instead of 30', on premises at 1400 W. Augusta Boulevard; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 16a.)

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

MINUTES OF MEETING

March 19, 1999

Cal. No. 76-99-S

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

That bumper guards shall be provided on the west lot line against the abutting building;

That striping shall be provided; that lighting shall be provided that reflects away from abutting buildings;

That ingress and egress shall be via the public alley abutting the site to the south, provided a waiver of the alley barrier requirement is obtained from the City Council; that there shall be no ingress nor egress from W. Cortez Avenue;

That a 5' strip of land abutting the north property line along W. Cortez Avenue shall be landscaped in compliance with provisions of the Chicago Landscape Ordinance;

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: Northwestern Univeristy Settlement Association **CAL. NO.** 77-99-Z

APPEARANCES FOR: Robert J. Best, Ron Manderscheid **MAP NO.** 3-G

APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999

PREMISES AFFECTED-- 1425-29 W. Cortez Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the establishment of an off-site parking lot for 13 private passenger automobiles, whose front yard will be 5' instead of 20' required.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 19, 1999, in Cal. No. 76-99-S, the Board approved the establishment of an off-site parking lot for 13 private passenger automobiles, at the subject site, to satisfy the parking requirement for an addition to a proposed charter high school located at 1400 W. Augusta 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; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Victor C. Neumann Foundation Inc

CAL. NO. 78-99-S

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 1756 N. Kedzie Avenue

March 19, 1999

NATURE OF REQUEST-- Application for special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for abused or neglected children in a proposed 2-story brick building, in a R5 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Victor C. Neumann Foundation Inc.

CAL. NO. 79-99-Z

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1999

PREMISES AFFECTED-- 1756 N. Kedzie Avenue

NATURE OF REQUEST-- Application for variation under Article 11 of the zoning ordinance to permit, in a R5 General Residence District, the erection of a 2-story brick child care facility as a proposed transitional residence whose front yard will be 2.33' instead of 15', with a south side yard of 3.75' instead of 7.45', with no rear yard instead of 30' and no provision for one 10' x 25' required loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Chicago Turnrite Co., Inc. **CAL. NO.** 80-99-S
APPEARANCES FOR: John J. Pikarski, Jr., Raymond F. Carlson **MAP NO.** 1-K
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 March 19, 1999
PREMISES AFFECTED-- 4501 W. Lake 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 67 private passenger automobiles, to satisfy the parking requirement for a proposed addition to an existing machine shop, in a M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

(Additional conditions follow on page 20a.)

MINUTES OF MEETING

March 19, 1999

Cal. No. 80-99-S

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

That landscaping and decorative wrought iron type metal fencing shall be installed consistent with the plan prepared by Pence-Schwartz & Associates, dated September 9, 1998;

That striping and lighting shall be provided;

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

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

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

APPLICANT: Chicago Turnrite Co., Inc.

CAL. NO. 81-99-Z

APPEARANCES FOR: John J. Pikarski, Jr., Raymond F. Carlson

MAP NO. 1-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 4443 W. Lake Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a M1-2 Restricted Manufacturing District, the erection of a 1-story masonry addition between 2 existing 1-story manufacturing buildings whose transitional rear yard will be 15' instead of 30' from a lot line in a residence district.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on March 19, 1999, in Cal. No. 80-99-S, the Board approved the establishment of an off-site accessory parking lot for 67 private passenger automobiles, on premises at 4501 W. Lake Street, to satisfy the parking requirement for a proposed addition to an existing machine shop; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Gregory Weisman **CAL. NO.** 82-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Gregory Weisman **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999
PREMISES AFFECTED-- 1459 W. Melrose Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R4 General Residence District, the erection of a 3rd floor dormer addition to an existing 2½-story frame 4 dwelling unit building, which addition will result in an 8% (543.08 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

APPLICANT: Unicom Thermal Technologies, Inc.

CAL. NO. 83-99-S

APPEARANCES FOR: John J. George, John Schinter

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 318-58 N. Wells 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 district energy system's chilled water pumping station in the Merchandise Mart building to service this and neighboring buildings cooling needs, in a B6-7 Restricted Central Business District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; 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: Spacenet Services, Inc.

CAL. NO. 84-99-S

APPEARANCES FOR: Richard Connor Riley

MAP NO. 8-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

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 establishment of an earth station antenna 18.5' in diameter, in a M3-4 Heavy Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Leona's Pizzeria, Inc.

CAL. NO. 85-99-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1014 N. Winchester Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 15 private passenger automobiles, in a R4 General Residence District, to serve an existing restaurant at 1934-44 W. Augusta Blvd..

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Leona's Pizzeria, Inc.

CAL. NO. 86-99-Z

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1014 N. Winchester Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot for 15 private passenger automobiles with no front yard instead of 15'.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Second Wind O2-Bar, Inc.

CAL. NO. 87-99-S

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 2226 N. Lincoln Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an entertainment cabaret (oxygen bar) in an existing 4-story store and apartment building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Richard J. Harrigan **CAL. NO.** 88-99-S
APPEARANCES FOR: Kevin J. Murphy, Richard J. Harrigan **MAP NO.** 26-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
March 19, 1999
PREMISES AFFECTED-- 10413-21 S. Western Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in a proposed 1-story KFC Restaurant with 23 on site parking spaces, in a B4-1 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; 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 lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit on S. Western Avenue; that ingress to the drive-through portion of the facility shall be from the southwest corner of the site and egress from the drive-through portion of the facility shall be from the northwest corner of the site; that the driveways shall be constructed in accordance with applicable ordinances;

(Additional conditions follow on page 28a.)

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

MINUTES OF MEETING

March 19, 1999

Cal. No. 88-99-S

That a 6' high solid wood fence shall be erected on the east lot line to screen the facility from residential property located across the alley; that decorative wrought iron type metal fencing shall be erected on the north, south and west lot lines, excepting the driveways;

That an enclosed area for trash shall be provided at the northeast corner of the site;

That landscaping shall be installed that is consistent with the landscape plan prepared by Arete'3 Ltd.;

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

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

APPLICANT: Chicago Board of Education

CAL. NO. 89-99-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 3-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 5600 W. Iowa Street / 932 N. Central Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a R3 General Residence District, the erection of a new Byford elementary school to replace the existing building, on a through lot, whose east front yard will be 8' instead of 31.9', whose west front yard will be 5' instead of 31.9', and with a rear yard of 6' instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

APPLICANT: Southeast Partners

CAL. NO. 90-99-S

APPEARANCES FOR: Gregory H. Furda

MAP NO. 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 9220 S. Ashland Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site auto sales lot to serve the dealership at 9229 S. Ashland Ave., with storage for 240 vehicles, in a C2-2 General Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: M.C.S. Gold Buyers, Inc.

CAL. NO. 91-99-S

APPEARANCES FOR: Sheldon Zuchman

MAP NO. 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 1611 W. Howard Stret

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 Pawnshop in a 4-story brick store building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Mid-America Bank

CAL. NO. 92-99-S

APPEARANCES FOR: Robert Patullo, Terry Siwiel

MAP NO. 12-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 5074 S. Archer Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 48 private passenger automobiles, in a B4-1 Restricted Service District to serve a bank at 5075 S. Archer Ave. in it's proposed addition and establishment of a new drive-through facility.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; and

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

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

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

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

(Additional conditions follow on page 32a.)

MINUTES OF MEETING

March 19, 1999

Cal. No. 92-99-S

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

That decorative wrought iron fencing shall be provided on the east property line, excepting the driveway;

That ingress to and egress from a portion of the lot containing 48 parking spaces shall be from a driveway located on S. Kedvale Avenue; that ingress to and egress from 17 spaces on the north portion of the lot shall be via an abutting public alley provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveway located on S. Kedvale Avenue shall be constructed in accordance with applicable ordinances;

That striping shall be provided; that lighting shall be provided that is directed away from residential properties located north of the site;

That landscaping shall be installed consistent with the landscape plan prepared by Smith and Stephens, Architects, Inc., dated January 22, 1999;

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

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

APPLICANT: 817 W. Washington L.L.C.

CAL. NO. 93-99-S

APPEARANCES FOR: Gary I. Wigoda. Ron Ysla

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 817 W. Washington Boulevard

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 dwelling units below the 2nd floor in the conversion of an existing 6-story 60,800 sq. ft. building into 40 dwelling units with garage and exterior parking spaces, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; 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 roof water tank(s), if any, shall be removed;

(Additional conditions follow on page 33a.)

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

MINUTES OF MEETING

March 19, 1999

Cal. No. 93-99-S

That the exterior parking areas located to the south and east of the proposed 40 dwelling unit building shall be improved with paving, striping, lighting, and wheel stops; that ingress and egress to the parking area to the south shall be from Green Street; that the ingress and egress to the parking spaces abutting the public alley to the east shall be via the public alley provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveway located on Green Street shall be constructed in accordance with applicable ordinances;

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

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

APPLICANT: Elite Labor Services on Montrose, Ltd. **CAL. NO.** 94-99-S
APPEARANCES FOR: Christina Fazio, Harry Cole **MAP NO.** 11-J
APPEARANCES AGAINST: Sue Sundblom **MINUTES OF MEETING**
PREMISES AFFECTED-- 3642 W. Montrose Avenue March 19, 1999

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a Day Laborer Employment Agency, in a 2-story brick store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in a B4-1 Restricted Service District in a 2-story brick multi-store building at the subject site; that the applicant is a temporary labor employment agency that places lightly skilled or unskilled workers in light industrial assembly line work on weekly, monthly and annual assignments; that clients are sent to their work assignments between the hours of 4 A.M. and 6 A.M.; that during peak seasons 300 persons are served daily by the applicant agency; that some of the applicant's clients are transported to their work assignments by transportation provided by the applicant; that the clients are the applicant agency's employees during the time they are working and are paid their salaries by the applicant agency; that the proposed use is necessary for the public convenience at this location to accommodate the great demand for this type of labor service in the city; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that security is provided to insure that there is no loitering around the site; that the said use is compatible with existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is 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: Ogden Partners Buena, LLC

CAL. NO. 95-99-S

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1999

PREMISES AFFECTED-- 1003, 05, 14, 21 W. Buena Avenue / 4150 N. Sheridan Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 40 dwelling unit building with a detached 2-story garage for 60 automobiles, in a B4-4 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED To
MAY 21, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Ogden Partners Buena, LLC

CAL. NO. 96-99-Z

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1999

PREMISES AFFECTED-- 1003, 05, 15, 21 W. Buena Avenue / 4150 N. Sheridan Road

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 4-story 40 dwelling unit building and 2-story detached parking garage for 60 private passenger automobiles, whose front yard will be 6' instead of 15', with a west side yard of 3.5' instead of 20', and whose rear yard will be 4' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 21, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

March 19, 1999

Cal. No. 97-98-Z

John J. Pikarski, Jr., for Sandro Miller, applicant, filed a written request for an extension of time in which to obtain the necessary building permit for the erection of a 2nd story dwelling unit addition to a 1-story brick photo studio building, whose transitional front yard will be 12.59' instead of 20', with no transitional east side yard instead of 2.5', and with no 30' rear yard required for the 2nd floor dwelling unit, on premises at 2540 W. Huron Street, approved by the Board on March 20, 1998, in Cal. No. 97-98-Z.

Mr. Pikarski stated that the applicant has not yet applied for the building permits due to having taken a protracted period of time for drawings and financing.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to March 20, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Porfiria Meza **CAL. NO.** 97-99-A

APPEARANCES FOR: Porfiria Meza, Warren Maldonado **MAP NO.** 4-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 1999

PREMISES AFFECTED- 2000 S. May Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Porfiria Meza, owner, on January 29, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in lieu of a store and 4 dwelling units above, in an R4 General Residence District, on premises at 2000 S. May Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick store and apartment building and attached 3-car garage with a dwelling unit above; that the appellant seeks to convert the non-conforming first floor store premises to a conforming dwelling unit; 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 provided the premises is brought into compliance with all 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 permit the establishment of a dwelling unit in lieu of a store in a building containing 4 dwelling units, for a total of 5 dwelling units, on premises at 2000 S. May Street, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ada Giron **CAL. NO.** 98-99-A

APPEARANCES FOR: Luis C. Martinez, Ada Giron **MAP NO.** 4-5

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 1999

PREMISES AFFECTED- 1337 W. 18th Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ada Giron, owner, on February 5, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units on a lot improved with a 2-story store and apartment building on the front and a 2-story brick building on the rear, in a C1-2 Restricted Commercial District, on premises at 1337 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 22, 1998, 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 7.5-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that the subject site is improved with a 2-story store and apartment building on the front of the lot and a 2-story brick building on the rear; that the evidence presented indicates that each of the two buildings on the lot have been occupied by 2 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to 4 dwelling units at the subject site provided the buildings are brought into compliance with 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 4 dwelling units on a lot improved with a 2-story store and apartment building on the front and a 2-story brick building on the rear, on premises at 1337 W. 18th Street, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Frankie C. Richard

CAL. NO. 99-99-A

APPEARANCES FOR: None

MAP NO. 16-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 19, 1999

PREMISES AFFECTED- 6612 S. Pulaski Road

SUBJECT- 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Scott Fortman **CAL. NO.** 100-99-A
APPEARANCES FOR: Scott Fortman, Marc Gladstone **MAP NO.** 3-E
APPEARANCES AGAINST: Rebecca Van Horn **MINUTES OF MEETING:**
March 19, 1999
PREMISES AFFECTED- 1322 N. Astor Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Scott Fortman, for Joseph A. Cecil, owner, on February 9, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 5 dwelling units in an existing 4-story brick apartment building, in an R5 General Residence District, on premises at 1322 N. Astor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 9, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the subject site is improved with a 4-story brick building with no alley access; that testimony presented indicates the owners of the property purchased the site in 1980; that since 1976 there have been no on-site garage parking spaces at the site in that the rear portion of the lot containing a garage was sold off prior to that time; that City of Chicago records indicate that the subject building is occupied by 4 dwelling units; that no evidence was presented to indicate that a 5th dwelling unit ever legally existed in the building prior to the adoption of the 1953 comprehensive parking amendment to the zoning ordinance; that under Section 7.12-2 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: Etelvina Garcia **CAL. NO.** 101-99-A
APPEARANCES FOR: Etelvina Garcia **MAP NO.** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 1999
PREMISES AFFECTED- 2304 N. Kenneth Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Etelvina Garcia, owner, on January 29, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in a 2-story brick apartment building, in an R3 General Residence District, on premises at 2304 N. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999; 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 with high basement brick residential building and a 3-car garage; that the appellant was told when she purchased the building in 1992 that it was a 3 apartment building; that no evidence was presented to indicate that a 4th dwelling unit legally existed in the 3-story residential building at the subject site prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 3 dwelling units provided the building is in compliance with all applicable building code regulations: 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

MINUTES OF MEETING

March 19, 1999

Cal. No. 103-98-S

James J. Banks, for Silver Moon Properties, applicant, presented a written request for an extension of time in which to establish retail uses in a proposed 1-story 8,680 sq.ft. building in the buffer zone of Planned Manufacturing District #1, on premises at 1970 N. Clybourn Avenue, approved by the Board on March 20, 1998, in Cal. No. 103-98-S.

Mr. Banks stated that the request for an extension of time is necessary in that the applicant is currently negotiating a lease with a prospective tenant and securing financing for the project.

Chairman Spingola moved that the request be granted and the time be extended to March 20, 2000 for the purpose of completing tenant lease negotiations and securing project funding. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: M & G Enterprises **CAL. NO.** 107-98-A
APPEARANCES FOR: Mary Melchor, Maricke Gilbert **MAP NO.** 22-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 1999
PREMISES AFFECTED- 9201 S. Stony Island Avenue
SUBJECT- Remand from the Circuit Court on an 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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		

THE RESOLUTION:

WHEREAS, on January 6, 1998, M & G Enterprises, for Amis Management Corp, owner, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the re-establishment of a motel in a 1-story brick former motel building, in a B4-2 Restricted Service District, on premises at 9201 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, the Zoning Board of Appeals at its regular meeting held on March 20, 1998 denied the appeal finding in part that the necessary business license was not renewed for the subject motel use since 1995 and that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; and

WHEREAS, that subsequent to the Board's decision, the appellant filed an administrative review in the Circuit Court of Cook County, 98CH6450; and

WHEREAS, on December 22, 1998, the Circuit Court of Cook County remanded the case to the Zoning Board of Appeals for further findings of fact;

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick motel building with on-site parking lots; that the testimony presented indicates that in March, 1996, Amis Management Corporation purchased the subject site that the operating license of the previous owner, Ranch Motel, expired in August 1996; that on February 24, 1997, Amis Management Corporation was denied their necessary licenses after several city inspections and court interventions; that the motel closed upon receipt of the notification of the denial of their license application; that on November 5, 1997, an appeal made by Amis

MINUTES OF MEETING

March 19, 1999

Cal. No. 107-98-A

Management to the city licensing division was denied; that on January 1, 1998, Amis Management Corporation entered into a 2-year lease with the applicant, M & G Enterprises, to operate a motel at the subject site; that on January 2, 1998, the appellant in the instant case and new lessee of the subject property, was denied zoning certification by the Office of the Zoning Administrator in seeking to re-establish the motel at the subject site; that on January 6, 1998, the appellant filed an appeal from the decision of the Office of the Zoning Administrator with the Zoning Board of Appeals; that the said appeal was denied by the Board on March 20, 1998; that the appellant subsequently filed for administrative review with the Circuit Court of Cook County who remanded the case back to the Zoning Board of Appeals; that testimony presented indicates that although the motel operation closed approximately February 28, 1997 after Amis Management received notice that their license application was denied, evidence presented in the form of utility and city tax bills from February 29, 1997 to the present indicates that the premises was never vacant and abandoned and that there was always someone on site to maintain the premises and prevent vandalism; that the Board finds that continuous attempts have been made from 1996 to the present to obtain the necessary business licenses and that inspection of the subject property reveals it to be in good condition with no evidence of abandonment, and therefore, the appellant has a right to re-establish a motel at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator issued January 2, 1998 be and it hereby is reversed and he is authorized to certify the re-establishment of a motel in a 1-story brick former motel building, on premises at 9201 S. Stony Island Avenue, upon the condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Archer Bank

CAL. NO. 323-98-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 10-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 4658 S. Kedzie Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed conversion of an existing 1-story brick building into a retail banking facility, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 31, 1998; 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 lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit on S. Kedzie Street; that ingress to the drive-through facility shall be from W. 47th Street at the southwest corner of the site; that egress from the drive-through facility shall be onto S. Kedzie Avenue from a driveway located on the east lot line; that a "Right Turn Only" sign shall be erected at the S. Kedzie Avenue exit;

(Additional conditions follow on page 46a.)

MINUTES OF MEETING

March 19, 1999

Cal. No. 323-98-S

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

That lighting and striping shall be provided;

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

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

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

APPLICANT: Chicago Urban Properties, Inc.

CAL. NO. 463-98-S

APPEARANCES FOR: Bernard I. Citron, Michael H. Carson

MAP NO. 2-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
March 19, 1999

PREMISES AFFECTED-- 700 W. Van Buren 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 3 level off-site parking garage for 63 private passenger automobiles, in a C3-6 Commercial Manufacturing District, to fulfill the parking requirements for a proposed 91 dwelling unit building with retail and parking on lower floors at 625 W. Jackson Boulevard.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; 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 said garage shall be constructed consistent with the site plan and elevation drawings prepared by Bernheim and Kahn, dated February 12, 1999;

(Additional conditions follow on page 51a.)

MINUTES OF MEETING

March 19, 1999

Cal. No. 463-98-S

That as a special condition in the granting of this special use, the Board notes that a prior special use was granted by the Board to 701 W. Jackson L.L.C., an Illinois Limited Liability Corporation, for the use of 12 parking spaces at this location pursuant to the terms and conditions of a lease which was to run to May 31, 2006. The prior special use and the lease indicated above were approved by the Zoning Board of Appeals to satisfy the required parking for the renovation of a building at 701 W. Jackson Boulevard in Case No. 298-98-S. Therefore, the Zoning Board of Appeals imposes as a condition upon the granting of a special use herein a condition(s) that the applicant here, Chicago Urban Properties, designate, delineate, and set aside 12 parking spaces to be located on the east side and on the first floor of the parking garage, that the 12 spaces to be delineated shall be for the exclusive use of the owners or occupants of units at 701 W. Jackson until May 31, 2006. The applicant herein is instructed to notify the owner or owners of the property or units at 701 W. Jackson Boulevard that these 12 parking spaces have been delineated and segregated for their use. The owner or owners of 701 W. Jackson Boulevard will pay the applicant herein the sum of \$14,400 per year for the 12 parking spaces delineated herein. The condition in the granting of this special use shall not terminate for any reason other than failure of the owner or owners of 701 W. Jackson to pay the rent designated herein. The conditions designated herein are deemed to be a covenant running with the land and a condition upon any subsequent purchase of the property at 700 W. Van Buren Street.

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

APPLICANT: Mid Region Development Group, LLC **CAL. NO.** 467-98-S
APPEARANCES FOR: James J. Banks, John Mountjoy **MAP NO.** 11-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 4343 N. Central Avenue **March 19, 1999**

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in a proposed 19,081 sq. ft. 1 & 2 story Walgreens retail building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on March 2, 1999; 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 lighted directional ingress and egress signs shall be provided at the established entrances and exits; that a "Stop-Do Not Enter" sign shall be erected at the exit on W. Pensacola Avenue; that ingress to the drive-through facility shall be from N. Central Avenue and from W. Montrose Avenue provided a waiver of the alley barrier requirement for the the 15" public alley that is part of the W Montrose Avenue ingress / egress is obtained from the City Council; that egress shall be from the drive-through facility shall be onto W. Pensacola Avenue; that a "Right Turn Only" sign shall be erected at the Pensacola exit;

(Additional conditions follow on page 52a.)

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

MINUTES OF MEETING

March 19, 1999

Cal. No. 467-98-S

That the parking area 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:

That striping and lighting shall be provided;

That the proposed facility shall be built in substantial conformance with the site plan and elevation drawings prepared by A.C. Alexander Engineers Architects, Ltd., dated March 19, 1999;

That landscaping and decorative wrought iron type metal fencing shall be installed that is consistent with the landscape plan prepared by A. C. Alexander Engineers Architects, Lt., dated March 19, 1999;

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

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

APPLICANT: Sidney E Williams **CAL. NO.** 491-98-A

APPEARANCES FOR: John J. Pikarski, Jr., Sidney E. Williams. **MAP NO.** 4-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 19, 1999

PREMISES AFFECTED- 1210 S. Union Street

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

ACTION OF BOARD--

THE VOTE

APPEAL DENIED DUE TO LACK OF THREE AFFIRMATIVE VOTES.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Sidney E. Williams, owner, on November 10, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a sign painted on the south wall of a 3-story brick building within 500' of the Dan Ryan Expressway, in an M1-4 Restricted Manufacturing District, on premises at 1210 S. Union Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 1998, 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 10.14 (5)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1999; and

WHEREAS, the district maps show that the premises is located in an M1-4 Restricted Manufacturing 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 M1-4 Restricted Manufacturing District; that the subject site is improved with a vacant 3-story brick building with a painted sign located on the south wall; that the appellant has owned the subject building with painted wall sign since 1984; that the subject building was fire damaged and that no outside facade repair work had been done for at least 5 years; that testimony presented indicates that the south exterior wall of the subject building has continuously been used as an outdoor painted advertising sign and leased to third parties for such purpose since at least 1932; that architectural details indicate that the building has existed at the subject site since prior to the construction of the Dan Ryan Expressway; that the Dan Ryan Expressway has been located within 500' of the subject site since 1965; that testimony presented indicates that the University of Illinois at Chicago has commenced condemnation proceedings on the property and refuses to acknowledge in the condemnation processing that this is a building with a sign on it; that if said sign is a legal use the University must compensate the appellant accordingly; that the appellant contends that the said sign is a legal non-conforming use permitted at the subject site in that the existing building

MINUTES OF MEETING

March 19, 1999

Cal. No. 491-98-A

is a conforming building in the M1-4 Restricted Manufacturing District has been previously used for commercial / industrial uses; and

WHEREAS, upon being put to a vote, Chairman Spingola found that the appellant failed to establish the basis of his appeal finding that no testimony was presented indicating that the existing sign or any painted wall advertising sign on the building was legally permitted by the City before or after the construction of the Dan Ryan Expressway; that the building at the subject site has been vacant and unoccupied for at least 5 years; and that under Section 6.6-4 (1) of the zoning ordinance the non-conforming use of land shall be discontinued and cease 13 years after the date of the adoption of this amendment to the zoning ordinance on January 31, 1969; that as of January 31, 1982 the subject site building has been fully amortized; that the Board has no authority to permit an illegal painted wall sign on a building that has reached its amortization termination date and voted to deny the appeal; Member Konstantelos concurred; Members Martin and McCabe Miele found that the appellant satisfactorily established the basis of his appeal and voted to sustain the appeal; it is therefore

RESOLVED, that the appeal be and it hereby is denied due to lack of three affirmative votes.

MINUTES OF MEETING

March 20, 1999

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

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, April 16, 1999..

Secretary