

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

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

held in Room 569 County Building, 118 N. Clark Street, on Friday, April 18, 1997.

The following members were present and constituted a quorum:

LeRoy Martin
Acting Chairman
Gigi McCabe-Miele
Demetri Konstantelos

MINUTES OF MEETING

April 18, 1997

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on March 21, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

April 18, 1997

Cal. No. 42-96-Z and

Cal. No. 44-96-Z

Gary I. Wigoda, for Urbanscape, Inc, applicant, presented a written request for a further extension of time in which to commence construction of a 2-story 7-dwelling unit townhouse building, whose front yard will be 8' instead of 12', whose north side yard will be 6' and whose south side yard will be 3' instead of 13' each, and to permit seven 2-car garages to occupy 70% of the required rear yard instead of 60% maximum, on premises at 1832-44 N. Wilmot Avenue, and to permit the erection of a 2-story 7-dwelling unit townhouse building on an irregularly shaped lot, whose front yard will be 6' instead of 12', whose south side yard will be 6' instead of 13', and to permit five 2-car garages to occupy 70% of the required rear yard instead of 60% maximum, on premises at 1862-68 N. Wilmot Avenue, which applications were granted by the Zoning Board of Appeals on April 19, 1996, in Cal. Nos. 42-96-Z and 44-96-Z, respectively, and for which an extension of time was granted on October 18, 1996 to April 19, 1997.

Mr. Wigoda stated that the two aforesaid properties are to be developed as stages two and three of a larger development. Stage one is currently under construction pursuant to the Board's order in Cal. No. 43-96-Z. Parts two and three will begin in the near future, however, not within the current approval period and therefore, the appellant is requesting a further extension of the Board's orders granting the variations.

Acting Chairman Martin moved that the request for an extension of time be granted and the time in which to commence construction of the aforesaid townhouse buildings at 1832-44 N. Wilmot Avenue and at 1862-68 N. Wilmot Avenue be extended to October 18, 1997. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Wharton Group, L.L.C. **CAL. NO.** 43-97-Z
APPEARANCES FOR: Barry Ash **MAP NO.** 3-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 858-72 N. Elston Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Wharton Group, L.L.C., owner, on December 12, 1996, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 14-dwelling unit townhouse building, whose front yard will be 1 foot instead of 12', whose side yards will be 4' each instead of 17.5' each and whose rear yard will be 8' instead of 30', on premises at 858-72 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 6, 1996, 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 7.7-4, 7.8-7, 7.9-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on February 3, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 175' x 100' unimproved lot with no alley access; that the applicant proposes to erect a U-shape 3-story 14-dwelling unit townhouse building on the subject 17,500 sq.ft. lot with a courtyard and 1-car indoor parking on the ground level for each unit; that 10 exterior guest parking spaces will be provided in the courtyard area; that there is no alley access at the rear of the site and that the subject lot's rear line coincides with the rear lot lines of property to the west fronting on N. Racine Avenue; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to be economically feasible the proposed yard variations are necessary to erect a 3-story 14-dwelling unit building which provides adequate living space and also provides an automobile courtyard; that the plight of the owner is due to the lack of alley access which requires individual garage parking and exterior guest parking spaces accessed from one curb cut on N. Elston Avenue to an inner courtyard area; that the variations, if granted, will not alter the essential character of the locality nor impair an adequate supply of light and air to adjoining property; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 43-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 14-dwelling unit townhouse building, whose front yard will be 1 foot instead of 12', whose side yards will be 4' each instead of 17.5' each, and whose rear yard will be 8' instead of 30', on premises at 858-72 N. Elston Avenue, upon condition that the subject property shall be enclosed, excepting the driveway, with decorative wrought-iron type metal fencing; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jetty Gregory

CAL. NO. 45-97-Z

APPEARANCES FOR: Jetty Gregory

MAP NO. 22-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 9425 S. Throop Street

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jetty Gregory, owner, on December 18, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 23.45' x 46' addition to a 1-story brick single-family dwelling, whose front yard will be 12.94' instead of 20', whose north side yard will be 3.65' and whose south side yard will be 2.9' instead of combined side yards of 9' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 9425 S. Throop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 9, 1996, 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 7.7-1, 7.8-2 (2)."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on February 3, 1997; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is a 30' x 125.01' lot improved with a 1-story brick single-family dwelling with a newly constructed 2nd floor addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional living space to meet the needs of the applicant and her family; that the plight of the owner is due to unique circumstances in that the said 2nd story addition was not constructed by the contractor in accordance with the permit issued; that the variations, if granted, will not alter the essential character of the locality in that the existing 2nd story addition follows existing building walls and is compatible with existing improvements in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 45-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story 23.45' x 46' addition to a 1-story brick single-family dwelling, whose front yard will be 12.94' instead of 20', whose north side yard will be 3.65' and whose south side yard will be 2.9' instead of combined side yards of 9' and neither side yard less than 3', and whose maximum floor area ratio will be 0.65 instead of 0.50 on premises at 9425 S. Throop Street, upon 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: Chester Grzybek

CAL. NO. 59-97-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 1812 W. Division Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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: Maryville Academy **CAL. NO.** 62-97-S
APPEARANCES FOR: John D. Crawford, Rev. John Smyth **MAP NO.** 24-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 1209 W. 98th Street
SUBJECT- Application for the approval of a special use.

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, Maryville Academy, for The Catholic Bishop of Chicago, owner, on December 13, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 35-bed transitional shelter for adolescent wards of the state who have been abandoned, abused and/or neglected in a 2-story brick former convent building, in an R3 General Residence District, on premises at 1209 W. 98th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 4, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on February 3, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 75,000 sq.ft. lot improved with a 2-story brick former convent building; that the applicant proposes to establish a 35-bed transitional shelter to serve adolescent males up to the age of 14 and adolescent females up to the age of 18 years who have been abandoned, abused, and/or neglected; that the proposed use will provide shelter, food, clothing, medical care and counseling services; that the male and female residents will be housed on different floors; that adult staff will supervise the residents on a full-time basis 24 hours daily; that there is a ratio of one staff member for every five residents; that the residents are required to attend school full-time and will be transported by shelter staff to and from school; that the proposed use is necessary for the public convenience at this location to provide housing and services for up to 35 adolescent male and female wards of the state; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed transitional shelter under the conditions hereinafter set forth and that the facility shall comply with all applicable provisions of municipal and state ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use, which fulfills a need in the community, is consistent with the prior use of the subject premises as a convent, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 62-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 35-bed transitional shelter for adolescent wards of the state who have been abandoned, abused, and /or neglected in a 2-story brick former convent building, on premises at 1209 W. 98th Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a transitional shelter until the building complies with all applicable code regulations; that the male and female residents shall be housed on different floors; that professional staff shall be on duty 24 hours daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter for adolescent male and female wards of the state who have been abandoned, abused, and / or neglected, or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Janine Barsh **CAL. NO.** 65-97-A
APPEARANCES FOR: Janine Barsh **MAP NO.** 5-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 1906 N. Cicero Avenue
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, Janine M. Barsh, owner, on November 20, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a contractor's office and storage use in an existing 1-story brick non-conforming factory building, in an R3 General Residence District, on premises at 1906 N. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 4, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; 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 brick non-conforming factory building; that the appellant purchased the subject property in October, 1995 and has been in business since then; that the subject 1-story non-conforming building has been legally occupied by manufacturing and commercial uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been a welding and fabrication of ornamental iron products, permitted as a substitution of use by the Zoning Board of Appeals on June 29, 1965, in Cal. No. 280-65-A; that licensing requirements have caused the case to be filed; that the change of use from a welding and fabrication of ornamental iron products business to a contractor's office and storage use is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 65-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a contractor's office and storage use in an existing 1-story brick non-conforming factory building, on premises at 1906 N. Cicero Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 3:30 P.M., Monday through Friday and from 8 A.M. to 12:30 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Howard Brown Health Center

CAL. NO. 88-97-S

APPEARANCES FOR: Joan Angarola

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 959-71 W. Cuyler Avenue

April 18, 1997

SUBJECT- Application for the approval of a special use.

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, Howard Brown Health Center, for Thorek Hospital and Medical Center, owner, on January 28, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot on leased land for 45 private passenger automobiles, in an R5 General Residence District, on premises at 959-71 W. Cuyler Avenue, to satisfy the parking requirement for a proposed 2-story medical office building at 4019-25 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1996, 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 8.11-2 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 3, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is an 18,060 sq.ft. unimproved lot; that on August 22, 1980, the Board approved the establishment of an off-site parking lot for the parking of private passenger automobiles on a portion of the subject site lot (969-71 W. Cuyler Avenue), for the use of a hospital located at 850 W. Irving Park Road, in Cal. No. 188-80-S; that the applicant proposes to lease the entire subject premises (959-71 W. Cuyler Avenue) to fulfill the parking requirement for a proposed 2-story medical office building at 4019-25 N. Sheridan Road; that the proposed use is necessary for the public convenience at this location to provide patient parking and to satisfy the parking requirement for a proposed 2-story medical office building at 4019-25 N. Sheridan Road; that the terms of the lease are from April 15, 1997 to April 30, 2007; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located directly east across a public alley from the proposed 2-story medical building site and with landscaping installed will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 88-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot on leased land for 45 private passenger automobiles, on premises at 959-71 W. Cuyler Avenue, to satisfy the parking requirement for a proposed 2-story medical office building at 4019-25 N. Sheridan Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of patients attending the proposed medical office building at 4019-25 N. Sheridan Road and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by a 4 feet high decorative wrought-iron type metal fence, excepting the driveways; that striping and lighting shall be provided; that ingress and egress shall be via the public alley abutting the site to the west provided a waiver of the alley barrier requirement is obtained from the City Council; that the lot shall be securely locked at all times when not in use by the applicant medical office building; that landscaping shall be installed as shown on the site plan prepared by Schroeder Murchie Laya Associates, dated December 12, 1996, and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards established under this order and with Section 5.8-5 of the zoning ordinance.

MINUTES OF MEETING

April 18, 1997

Cal. No. 99-95-S

Landgon D. Neal, for Chicago Academy of Sciences, applicant, presented a written request for an extension of time in which to obtain building permits for the erection of a public museum of approximately 73,000 sq.ft., on premises at the northwest corner of Cannon Drive and Fullerton Parkway, approved by the Zoning Board of Appeals on April 21, 1995, in Cal. No. 99-95-S, which resolution was time stamped and released on May 16, 1995.

Mr. Neal stated that he expected building permits for construction to be issued shortly.

Acting Chairman Martin moved that the request be granted and the time for obtaining a building permit be extended to May 16, 1997. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Eunice Myree **CAL. NO.** 110-97-Z
APPEARANCES FOR: Eunice Myree **MAP NO.** 22-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 9108 S. Emerald Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Eunice Myree, owner, on February 14, 1997, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 26' x 10' rear 1st floor addition and a 26' x 49' 2nd story addition to a 1 ½ story brick single-family dwelling, whose north side yard will be 3.42' and whose south side yard will be 3.35' instead of combined side yards of 9.9' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 9108 S. Emerald Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1997, 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 7.6-2. 7.8-2 (2)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 33' x 125' lot improved with a 1 ½ story brick single-family dwelling; that the applicant proposes to erect a 26' x 10' rear 1st floor addition and a 26' x 49' 2nd story addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to provide additional living space for the applicant and her family; that the plight of the owner is due to unique circumstances in that the applicant has a comatose daughter and the proposed additions are necessary to provide a therapy/nurse's station for her daughter's care and additional living space for her grand-daughter; that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will follow existing building walls; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 110-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 26' x 10' rear 1st floor addition and a 26' x 49' 2nd story addition to a 1 ½ story brick single-family dwelling, whose north side yard will be 3.42' and whose south side yard will be 3.35' instead of combined side yards of 9.9' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 9108 S. Emerald Avenue, upon 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: Leonard Smith **CAL. NO.** 111-97-Z
APPEARANCES FOR: Leonard Smith **MAP NO.** 7-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 2023 W. George Street
SUBJECT- Application to vary the requirements of 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, Leonard Smith, for LaSalle National Bank of Chicago, Tr. #116485, owner, on February 13, 1997, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, an accessory storage building and connection to the rear of a 2-story frame single-family dwelling, which storage building and connection will result in a 6% (130 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2023 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1997, 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 7.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; 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 a 25' x 136.75' lot improved with a 2-story frame single-family dwelling with a rear storage building and connection to an existing frame garage structure; that the said accessory storage building and connection results in a 130 sq. ft. or 6% increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said accessory storage building and connection is necessary to provide space for therapy gym equipment for the applicant's handicapped daughter; that the plight of the owner is due to unique circumstances in that the said storage building and connection was constructed without the necessary building permit; that the said accessory storage building and connection are compatible with existing improvements in the block and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 111-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit an accessory storage building and connection to the rear of a 2-story frame single-family dwelling, which storage building and connection will result in a 6% (130 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2023 W. George Street, upon 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: Cuong Nauyen **CAL. NO.** 112-97-Z
APPEARANCES FOR: Antonio Aguilera **MAP NO.** 11-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 2055 W. Belle Plaine Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Cyuong Nauyen, owner, on February 27, 1997, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story addition to a 1 ½ story frame single-family dwelling located on the rear of the lot, whose west side yard will be 0.35' and whose east side yard will be 2.15' instead of 2.5' each and with no rear yard instead of 30', on premises at 2055 W. Belle Plaine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1997, 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 7.8-3, 7.9-3.

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 120' lot improved with a 1 ½ story frame single-family dwelling located on the rear of the lot; that the applicant proposes to erect a 2nd story addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the living space requirements of the applicant; that the plight of the owner is due to unique circumstances in that the existing single-family dwelling predates the code and is located in the required rear yard of the subject lot which is only 120' deep; that the proposed addition will follow existing building walls to the existing roof and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 112-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition to a 1 ½ story frame single-family dwelling located on the rear of the lot, whose west side yard will be 0.35' and whose east side yard will be 2.15' instead of 2.5' each and with no rear yard instead of 30', on premises at 2055 W. Belle Plaine Avenue, upon 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: Chicago Board of Education

CAL. NO. 113-97-Z

APPEARANCES FOR: Langdon Neal

MAP NO. 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 1434 N. Parkside Avenue

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on February 25, 1997, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 3-story 77,968 sq.ft. addition to the south side of the Ella Flagg Young Elementary School, with no east and west front yards instead of 33' each, whose south side will be 6' instead of 15', and whose maximum floor area ratio will be 1.088 instead of 0.50, on premises at 1434 N. Parkside Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1997, 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, 7.6-3, 7.7-3, 7.8-2 (3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 593' x 264' lot improved with the 3-story Ella Flagg Young Elementary School building constructed in the 1920's; that the applicant proposes to erect a 3-story 77,968 sq.ft. addition to the south side of the existing 3-story school building; that the proposed addition will contain 31 classrooms, including kindergarten and pre-kindergarten classrooms, computer, science, art and music rooms, library, lunch/multi-purpose room and kitchen/serving area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to expand the existing elementary school building which is severely overcrowded; that the plight of the owner is due to unique circumstances in that there is severe overcrowding at the existing school resulting in the daily busing to other schools; that the configuration of the existing 3-story school building on the subject property necessitates the required yard variations in order to construct the proposed 3-story addition as designed and to connect it to the existing school building; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will

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

MINUTES OF MEETING

April 18, 1997

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be architecturally similar to the existing school building and will be compatible with the existing residential improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 77,968 sq.ft. addition to the south side of the Ella Flagg Young Elementary School, with no east and west front yards instead of 33' each, whose south side yard will be 6' instead of 15', and whose maximum floor area ratio will be 1.088 instead of 0.50, on premises at 1434 N. Parkside Avenue, upon 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: Chicago Board of Education **CAL. NO.** 114-97-Z
APPEARANCES FOR: Langdon Neal **MAP NO.** 3-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 1431 N. Leamington Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on February 25, 1997, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story 69,498 sq.ft. addition to the southeast side of the Leslie Lewis Elementary School, with no east front yard instead of 38', with no midway rear yard, whose maximum floor area ratio will be 0.75 instead of 0.70, and with no provision for one required loading berth, on premises at 1431 N. Leamington Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1997, 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 7.6-4, 7.7-3, 7.9-3, 7.11-1 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 594' x 268' lot improved with the 3-story brick Leslie Lewis Elementary School building constructed in the 1920's; that the applicant proposes to erect a 3-story 69,498 sq.ft. addition to the southeast side of the existing 3-story school building; that the proposed addition will contain 30 classrooms including kindergarten and pre-kindergarten, computer and science labs, art and music rooms, library, lunch/multi-purpose room and a kitchen/serving area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to construct the proposed 3-story addition as designed in order to connect it with the existing school building; that the plight of the owner is due to unique circumstances in that the existing school is severely overcrowded which results in the daily busing of a large number of students to other schools; that the proposed 3-story addition will help relieve overcrowding in the area and eliminate the busing of students to other locations; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be architecturally similar to the existing school building and will be compatible

MINUTES OF MEETING

April 18, 1997

Cal. No. 114-97-Z

with the existing residential improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 69,498 sq.ft. addition to the southeast side of the Leslie Lewis Elementary School building, with no east front yard instead of 38', with no midway rear yard, whose maximum floor area ratio will be 0.75 instead of 0.70, and with no provision for one required loading berth, on premises at 1431 N. Leamington Avenue, upon 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: The Church of Jesus Christ of Latter-day Saints **CAL. NO.** 115-97-Z
APPEARANCES FOR: Paul Brown **MAP NO.** 8-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 April 18, 1997
PREMISES AFFECTED- 3250 S. Pulaski Road/3259 S. Karlov Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
	X		
	X		
	X		

THE RESOLUTION:

WHEREAS, The Church of Jesus Christ of Latter-day Saints, owner, on February 25, 1997, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story 12,356 sq.ft. church building and a 280 sq.ft. detached storage building, whose west front yard will be 5' instead of 15', with no midway rear yard instead of 60', and with no north side yard instead of 12.83', and with no provision for one required loading berth, on premises at 3250 S. Pulaski Road / 3259 S. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 13, 1997, 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, 7.7-4, 7.9-4, 7.9-4 (a), 7.11-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 128.3' wide x 613' deep unimproved through lot; that the applicant proposes to erect a 1-story 12,356 sq.ft. church building and a 280 sq.ft. detached storage building at the subject site with on-site parking located east and west of the proposed building; that the proposed church will serve two Church of Jesus Christ of Latter-day Saints congregations; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to construct the proposed church building as designed to serve two congregations; that the plight of the owner is due to unique circumstances in that the design of the proposed church requires it to be located in the widest portion of the subject lot; that the proposed church building and detached storage building will be compatible with the existing improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 115-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 12,356 sq.ft. church building and a 280 sq.ft. detached storage building, whose west front yard will be 5' instead of 15', with no midway rear yard instead of 60', with no north side yard instead of 12.83', and with no provision for one required loading berth, on premises at 3250 S. Pulaski Road / 3259 S. Karlov Avenue, upon condition that the on-site parking areas to the east and west of the proposed church building shall be improved and operated as follows: that the parking areas shall be improved with a compacted macadam base, not less than four inches thick and surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ornamental steel fencing shall be provided on the north, south and east lot lines, excepting the driveways on the parking area located east of the proposed church and on the north, south and west lot lines, excepting the driveway on the parking area located west of the proposed church; that striping and lighting which shall be directed away from abutting residential properties to the north shall be provided on both parking areas; that ingress and egress to the east parking area shall be from S. Pulaski Road; that ingress and egress to the west parking area shall be from S. Karlov Avenue; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that the parking areas shall be securely locked when not in use by the church congregations; that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the parking areas at the subject site 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: Around the Block, Inc. **CAL. NO.** 116-97-Z
APPEARANCES FOR: Bernard I. Citron **MAP NO.** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 April 18, 1997
PREMISES AFFECTED- 3754-56 N. Wolcott Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Around the Block, Inc., for Bruno J. Gurgul, Jr., owner, on February 14, 1997, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 5-dwelling unit building, whose east front yard will be 3' instead of 15' and whose west rear yard will be 20' instead of 30', on premises at 3754-56 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 6, 1997, 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 7.7-5, 7.8-5, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; 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 hear the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on February 7, 1997, the City Council rezoned the subject site from B2-1 to R5 General Residence specifically for the proposed residential project; that the subject site is a 50' x 125' lot improved with a vacant 1-story brick building; that the applicant proposes to erect a 3-story 5-dwelling unit building and 5-car parking garage at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the front and rear yard variations requested the proposed 5-dwelling unit building would not be economically feasible to build at the subject site; that the plight of the owner is due to unique circumstances in that the yard setback variations requested are necessary to provide adequate living space in the proposed 5-dwelling units; that the proposed 5-dwelling unit building will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 116-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 5-dwelling unit building, whose east front yard will be 3' instead of 15' and whose west rear yard will be 20' instead of 30', on premises at 3754-56 N. Wolcott Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that a declaration of restrictive covenant shall be recorded against the subject property with the Cook County Recorder of Deeds restricting the development of the property to that of a 3-story 5-dwelling unit building only.

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

APPLICANT: Antioch M.B. Church **CAL. NO.** 117-97-Z
APPEARANCES FOR: Harold Karp, Rev. Reuben Boone **MAP NO.** 28-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 425 W. 116th Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Antioch M.B. Church, owner, on February 18, 1997, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 300-seat church building, whose north side yard will be 10', whose side yards will be 7' each, and whose south rear yard will be 7' instead of 20', 15' each, and 30', respectively, and whose maximum floor area ratio will be 0.71 instead of 0.50, on premises at 425 W. 116th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 20, 1996, 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, 7.6-2, 7.7-2, 7.8-2 (3), 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 106.75' x 137.5' lot improved with a 1-story frame church building; that the applicant proposes to demolish the existing church building and erect a 1-story 300-seat church building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to erect a church which contains adequate space to meet the needs of the congregation and provide necessary community services that are to be planned in the future; that the plight of the owner is due to the shallow depth of the subject site lot which necessitates the variations requested in order to make the proposed church an economically and functionally viable building; that the proposed 1-story church building will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 117-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 300-seat church building whose north front yard will be 10', whose side yards will be 7' each, and whose south rear yard will be 7' instead of 20', 15' each, and 30', respectively, and whose maximum floor area ratio will be 0.71 instead of 0.50, on premises at 425 W. 116th Street, upon condition that accessory off-site parking for 24 private passenger automobiles shall be located at 435-39 W. 116th Street / 11600-12 S. Eggleston Avenue as provided for in companion application 118-97-S; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Antioch M.B. Church **CAL. NO.** 118-97-S
APPEARANCES FOR: Harold Karp, Rev. Reuben Boone **MAP NO.** 28-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 435-39 W. 116h Street / 11600-12 S. Eggleston Avenue
SUBJECT- Application for the approval of a special use

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, Antioch M.B. Church, owner, on February 19, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 24 private passenger automobiles, in an R2 Single-Family Residence District, on premises at 435-39 W. 116th Street / 11600-12 S. Eggleston Avenue, to satisfy the parking requirement for a proposed 300-seat church at 425 W. 116th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 20, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.12-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 68' x 137.5' unimproved lot located on the southwest corner of the intersection of S. Eggleston Avenue and W. 116th Street; that on April 18, 1997, the Zoning Board of Appeals granted the applicant's variation application to permit the erection of a 1-story 300-seat church building with reductions in required front, side and rear yards and in the floor area ratio, in Cal. No. 117-97-Z; that the applicant proposes to established an off site accessory parking lot for 24 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the proposed 300-seat church building at 425 W. 116th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the conditions and standards hereinafter set forth; that the proposed parking lot is located directed west across S. Eggleston Avenue from the proposed 1-story church building site and that with decorative iron fencing and landscaping, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 118-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 24 private passenger automobiles, on premises at 435-39 W. 116th Street / 11600-12 S. Eggleston Avenue, to satisfy the parking requirement for a proposed 300-seat church at 425 W. 116th Street, upon condition that no use shall be made of the subject lot for the purpose requested under the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 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 a 5 foot high solid wood privacy fence shall be erected on the west lot line to screen the parking lot from abutting residential property; that decorative wrought-iron type metal fencing shall be provided on the north, east and south lot lines, excepting driveways; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential property; that ingress shall be from W. 116th Street; that egress shall be via the public alley to the south provided a waiver of the alley barrier requirement is obtained from the City Council; that the W. 116th Street driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; that landscaping as illustrated on the site plan prepared by Buildings Development & Associates, dated December 31, 1996 shall be installed; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. 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: David Elowe **CAL. NO.** 119-97-Z
APPEARANCES FOR: David Elowe **MAP NO.** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 2934 N. Lakewood Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, David Elowe, for Dave Elowe and James Rabinowitz, owner, on February 28, 1997, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of 2nd & 3rd floor dormer additions to the front and south side of a 3-story frame single-family dwelling and the raising of the roof 4.5', whose north side yard will be 0.56' and whose south side yard will be 2.58' instead of 7' each and which additions will result in a 5% (122 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2934 N. Lakewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1997, 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 7.6-3, 7.8-3 (2)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 125.8'- lot improved with a 3-story frame single-family dwelling; that the applicant proposes to erect 2nd and 3rd floor dormers to the front and south sides of the existing 3-story frame single-family dwelling and raise the roof 4.5' which will result in a 122 sq.ft. or 5% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question can not yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additional living space and to use the existing living space in the building more effectively; that the plight of the owner is due to unique circumstances in that the existing layout of rooms in the subject building is not suitable to meet today's living standards; that the proposed dormer additions and raising of the roof will be compatible with the existing improvements in this neighborhood which is undergoing rehabilitation and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 119-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of 2nd & 3rd floor dormer additions to the front and south side of a 3-story frame single-family dwelling and the raising of the roof 4.5', whose north side yard will be 0.56' and whose south side yard will be 2.58' instead of 7' each and which additions will result in a 5% (122 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2934 N. Lakewood Avenue, upon condition that the existing wood fence located on the front of the lot shall be replaced with decorative wrought-iron type metal fencing; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Capital Property Development **CAL. NO.** 120-97-Z
APPEARANCES FOR: Gary I. Wigoda **MAP NO.** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 2052 W. Armitage Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		X *
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Capital Property Development, owner, on March 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4' and 30' respectively, on premises at 2052 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 5, 1997, 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 7.7-5, 7.9-5."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50' x 120' unimproved lot; that on November 18, 1994, the Board approved the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4' and 30', respectively at the subject site, in Cal. No. 286-94-Z, with extensions of time granted May 19, 1995, October 20, 1995 and April 19, 1996; that the aforesaid residential project did not go forward and the property was subsequently sold to the applicant; that the applicant in this case proposes to erect a 3-story 6-dwelling unit townhouse building with ground floor garage parking at the subject site which will be connected by a rear pedestrian bridge to a similar townhouse building to be erected at 2056 W. Armitage Avenue as requested in application 121-97-Z; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 6-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to the shallow depth of the subject lot which necessitates encroachment into the required front and rear yards in order to provide adequate living space in the townhouse dwelling units; that the proposed 6-dwelling unit townhouse building will be compatible with existing business

MINUTES OF MEETING

April 19, 1997

Cal. No. 120-97-Z

and residential improvements in the area, many of which do not comply with front and rear yard setbacks; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4' and 30', respectively, on premises at 2052 W. Armitage Avenue, upon condition that adequate space shall be provided on site for garbage dumpsters and that garbage collection shall be by private scavenger service; and be it further

RESOLVED, that the restricted covenant submitted April 19, 1997 stating certain agreements as to the development of the subject site (including the property located at 2056 W. Armitage Avenue, the subject of Cal. No. 121-97-Z) shall be filed with the Cook County Recorder of Deeds.

* The transcript of the proceedings of this case, dated May 14, 1997, was read by Chairman Joseph J. Spingola.

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

APPLICANT: Capital Property Development **CAL. NO.** 121-97-Z
APPEARANCES FOR: Gary I. Wigoda **MAP NO.** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 2056 W. Armitage Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		X *
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Capital Property Development, owner, on March 7, 1997, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4' and 30', respectively, on premises at 2056 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 5, 1997, 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 7.7-5, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50' x 120.25' unimproved lot; that on November 18, 1994, the Board granted the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4' and 30', respectively, at the subject site, in Cal. No. 287-94-A, with extensions of time granted May 19, 1995, October 20, 1995 and April 19, 1996; that the residential project as proposed did not go forward; that the property was subsequently sold to the applicant in this case who now seeks to erect a 3-story 6-dwelling unit townhouse building with ground floor garage parking and which will be connected by a rear pedestrian bridge to a proposed 3-story 6-dwelling unit townhouse building to be located at 2052 W. Armitage Avenue, approved by the Board on April 18, in Cal. No. 120-97-Z; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 6 dwelling unit townhouse building at the subject site would prove economically unfeasible; that the plight of the owner is due to the shallow depth of the subject lot which necessitates encroachment into the required front and rear yards in order to provide adequate living space in the townhouse dwelling units; that the proposed 6-dwelling unit townhouse building will be compatible with existing

MINUTES OF MEETING

April 18, 1997

Cal. No. 121-97-Z

business and residential improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 6 dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4' and 30', respectively, on premises at 2056 W. Armitage Avenue, upon condition that adequate space shall be provided on site for garbage dumpsters and that garbage collection shall be by private scavenger service; and be it further

RESOLVED, that a restricted covenant submitted April 18, 1997, stating certain agreements as to the development of the property shall be filed with the Cook County Recorder of Deeds.

* The transcript of the proceedings of this case , dated May 14, 1997, was read by Chairman Joseph J. Spingola.

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

APPLICANT: LB Development and Construction Corp. **CAL. NO.** 122-97-S
APPEARANCES FOR: Robert Buono **MAP NO.** 9-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 April 18, 1997
PREMISES AFFECTED- 539-45 W. Aldine Avenue
SUBJECT- Application for the approval of a special use.

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, LB Development & Construction Corp., for Mid Town Bank, Tr. #1382, owner, on February 17, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 8 non-accessory parking spaces in the 54 accessory parking space garage in a proposed 7-story 36-dwelling unit condominium building, in an R6 General Residence District, on premises at 539-45 W. Aldine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1997, 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 7.4-4 (4)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R6 General Residence District; that on December 20, 1996, the Board granted variations to the applicant for the erection of a 7-story 36-dwelling unit condominium building, whose front yard will be 10' instead of 15', whose west side yard will range from 2' to 5', and whose east side yard will range from 2' to 6' instead of 8' each, at the subject; that the testimony presented in Cal. No. 463-96-Z is hereby made part of the record in this case; that the applicant proposes to establish 8 non-accessory parking spaces in the 54 accessory space parking garage in a proposed 36 dwelling unit condominium building at the subject site; that the proposed use is necessary for the public convenience at this location to provide off-street parking to residents of the neighborhood which has many residential buildings constructed without any off-street parking facilities; that the proposed 8 non-accessory parking spaces will be deeded to remain non-accessory parking spaces for use by people other than the residents of the proposed 36 dwelling units at the subject site; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed non-accessory parking spaces in that access to the garage will be from a single curb cut which will not obstruct visibility of pedestrians and drivers; that the proposed use will help alleviate some of the parking congestion in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 122-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 8 non-accessory parking spaces in the 54 accessory parking space garage in a proposed 7-story 36-dwelling unit condominium building, on premises at 539-45 W. Aldine Avenue, upon condition that deeds shall be recorded with the Office of the Cook County Recorder of Deeds specifically limiting the use of the proposed 8 parking spaces as non-accessory parking spaces for the use of non-residents of the proposed 36-dwelling unit building at the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Brookind Corporation **CAL. NO.** 123-97-S
APPEARANCES FOR: Minard E. Hulse, Jr. **MAP NO.** 20-D
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 8150-58 S. Dobson Avenue / 1014-24 E. 82nd Street
SUBJECT- Application for the approval of a special use.

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, Brookind Corporation, owner, on February 21, 1997, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 23 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 8150-58 S. Dobson Avenue / 1014-24 E. 82nd Street, to serve a parcel distribution facility at 8133 S. Dobson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1996, 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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an 87.25' x 125.06' unimproved lot located on the northwest corner of S. Dobson Avenue and E. 82nd Street; that the applicant proposes to establish an off-site accessory parking lot for 23 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to provide off-street parking for employees of a United Parcel Service distribution center located at 8133 S. Dobson Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions and standards hereinafter set forth; that the proposed parking lot will be an improvement of a vacant lot which is presently an eyesore and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 23 private passenger automobiles, on premises

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at 8150-58 S. Dobson Avenue / 1014-24 E. 82nd Street, to serve a parcel distribution facility at 8133 S. Dobson Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by decorative wrought-iron type metal fencing, excepting the driveway; that lighting and striping shall be provided; that ingress and egress shall be from S. Dobson Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the lot shall be securely locked at all times when not in use by the employees of the parcel distribution center; that landscaping shall be installed as illustrated on the site plan prepared by Rooney Consultants, Inc., as revised by the Bureau of Forestry on December 17, 1996; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. 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: Morgan Park Seventh-Day Adventist Church **CAL. NO.** 124-97-S
APPEARANCES FOR: Elise Dixon **MAP NO.** 26-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 April 18, 1997
PREMISES AFFECTED- 11000 S. Vincennes Avenue
SUBJECT- Application for the approval of a special use

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, Morgan Park Seventh-Day Adventist Church, owner, on February 25, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in a proposed 1-story 16,000 sq.ft. building, in an R3 General Residence District, on premises at 11000 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 47,106 sq.ft. unimproved lot; that on March 18, 1994 the Board approved the establishment of a community center including gymnasium, day care facility and assembly hall in a proposed 16,000 sq.ft. building at the subject site, in Cal. No. 34-94-S; that the proposed community center use did not go forward and the applicant now seeks to establish the community center use including gymnasium, day care center, food and clothing distribution center and assembly hall which will also be used as a worship area in a proposed 1-story 16,000 sq.ft. building at the subject site; that the proposed use is necessary for the public convenience at this location to meet the needs of the congregation and to provide necessary services in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will meet all applicable code regulations and which will provide off-street parking to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 124-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a community center in a proposed 1-story 16,000 sq.ft. building, on premises at 11000 S. Vincennes Avenue, upon condition that the parking area to be located northwest of the proposed building shall be limited to the parking of private passenger automobiles only; 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, 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 a 5 foot high decorative solid wood fence shall be provided on the northwest property line to screen the parking area from abutting residential properties; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided directed away from adjacent residential properties; that ingress and egress shall be determined by the Department of Transportation Bureau of Inspection; that the applicant shall install landscaping and build in substantial conformation with the site plan prepared by Wendell Campbell Associates, Inc., dated December 28, 1996, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. 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: Christian Fellowship

CAL. NO. 125-97-S

APPEARANCES FOR: Rev. John Pearson

MAP NO. 30-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 445 W. 119th Street

SUBJECT- Application for the approval of a special use.

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, Christian Fellowship, owner, on February 27, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing church by connecting two existing 1-story brick buildings with a 1-story 13' x 95' addition between, in a B4-1 Restricted Service District, on premises at 445 W. 119th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1997, 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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 subject site is located in a B4-1 Restricted Service District; that the subject site is a 200' x 106' parcel of land improved with two separate 1-story church buildings and an adjacent improved parking area to the west; that on February 23, 1965, the Board approved the erection of a 1-story brick church building at the subject site, in Cal. No. 85-65-S; that the applicant proposes to connect the two existing 1-story brick church buildings at the subject site with a 1-story 13' x 95' addition between the buildings; that the proposed use is necessary for the public convenience at this location to expand the main sanctuary of the church by providing 16 additional seats and also office and washroom facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed addition which will comply with applicable code regulations; that adequate parking spaces are provided on the property; that the proposed addition connecting two separate existing church buildings will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 125-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing church by connecting two existing 1-story brick buildings with a 1-story 13' x 95' addition between, on premises at 445 W. 119th Street, upon 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: Pleasant Green M.B. Church **CAL. NO.** 126-97-S
APPEARANCES FOR: Rev. Melvin Hayes, Ron Garner **MAP NO.** 18-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 7533-51 S. Vincennes Avenue
SUBJECT- Application for the approval of a special use.

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, Pleasant Green M. B. Church, owner, on February 29, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing 2-story church by the erection of a 2-story addition to the south side, in a C1-2 Restricted Service District, on premises at 7533-51 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Service District; that the subject site is a 31,240 sq.ft. triangular shaped lot improved with a 2-story church building and parking areas to the north and south of the church building; that on August 17, 1972, the Board approved the establishment of the applicant church in an existing 1-story brick building at the subject site, in Cal. No. 212-72-S; that the applicant proposes to expand the existing 2-story church building by the erection of a 2-story addition to the south side; that the proposed addition is necessary for the public convenience at this location to provide an additional 300 seats, 2 classrooms, washroom facilities and an elevator to serve the church members; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed addition which will comply with applicable code regulations; that adequate parking spaces are provided at the subject site; that the proposed addition will be compatible with the existing residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No.126-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing 2-story church by the erection of a 2-story addition to the south side, on premises at 7533-51 S. Vincennes Avenue, upon condition that the parking areas located north and south of the existing church building 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 the parking areas shall be enclosed by decorative wrought-iron type metal fencing, excepting the driveways; that striping shall be provided; that lighting shall be provided; that ingress to and egress from the parking areas shall be from S. Vincennes Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that the parking areas shall be securely locked at all times when not in use by the applicant church; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. 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: Marquette National Bank

CAL. NO. 127-97-S

APPEARANCES FOR: James R. Carroll

MAP NO. 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3521 S. Archer Avenue

April 18, 1997

SUBJECT- Application for the approval of a special use.

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, Marquette National Bank, owner, on March 4, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing bank, in a B4-2 Restricted Service District, on premises at 3521 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1997, 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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an approximately 18,000 sq.ft. irregularly shaped lot improved with an existing bank building; that the applicant proposes to establish a 3-lane drive-through banking and ATM facility at the subject site in conjunction with the existing bank; that the proposed drive-through facility is necessary for the public convenience at this location to provide a service necessary in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facilities to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with an existing bank, on premises at 3521 S. Archer Avenue, upon condition that directional ingress and egress signs shall be provided; that ingress to the drive-through facility shall be from S. Archer Avenue via an existing driveway located at the northwest corner of the subject site and that

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

MINUTES OF MEETING

April 18, 1997

Cal. No. 127-97-S

that egress from the drive-through portion of the site shall be from an existing driveway located at the northeast corner of the site onto S. Hoyne Avenue; that a "Left Turn Only" sign shall be provided at the exit located at the northeast corner of the site; that there shall be no ingress nor egress from the alley abutting the site to the south; that a 5 to 7 feet tall opaque fence or wall shall be erected along the southern property line to screen the facility from abutting residential property; that ornamental wrought-iron type metal fencing shall be provided on the north, west and east property lines, excepting the driveways; that landscaping shall be provided in accordance with applicable provisions of the Chicago Landscape Ordinance; 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: Bank of Bellwood **CAL. NO.** 128-97-S
APPEARANCES FOR: Jack Guthman, Robert Foy **MAP NO.** 19-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 7555 N. California Avenue
SUBJECT- Application for the approval of a special use.

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, Bank of Bellwood, owner, on March 7, 1997, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing bank, in a B4-1 Restricted Service District, on premises at 7555 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 28, 1997, 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 8.4-4 (5)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 12,430 sq.ft. lot improved with a 1-story bank building; that the applicant proposes to establish a single-lane drive-through banking facility in conjunction with the existing bank at the subject site; that the proposed drive-through lane will be located on the lot known as 2741 W. Howard Street, immediately east of the subject site property and currently the site of a restaurant building; that the applicant is currently negotiating an easement for the drive-through lane with the adjacent lot owner; that the proposed use is necessary for the public convenience at this location to provide a necessary service in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility to be improved and operated under the conditions hereinafter set forth; that the propose drive-through facility will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 128-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with an existing bank, on premises at 7555 N. California Avenue, upon condition that ingress to the drive through facility shall be from existing driveways located on N. California Avenue and on W. Howard Street; that egress from the drive-through facility shall be from the existing driveway on W. Howard Street; that there shall be no ingress nor egress via the alley abutting the site to the south; that lighted directional signs shall be erected at the established entrance and exit; that the drive-through facility shall be operated during normal business hours in order not to conflict with the restaurant business which is open only in the evening; that a 5 to 7 feet high decorative wooden privacy fence shall be erected on the south lot line to screen the facility from residential property to the south; that ornamental wrought-iron type fencing shall be erected on the north and west property lines, excepting the driveways; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that no use shall be made of the property for the purpose requested until a signed easement for the drive-through lane with the owner of the adjacent property at 2741 W. Howard Street has been obtained and submitted to the Zoning Board of Appeals upon its completion.

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

APPLICANT: Armando Gonzales

CAL. NO. 129-97-S

APPEARANCES FOR:

MAP NO. 8-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

April 18, 1997

PREMISES AFFECTED- 3405 S. Lawndale Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 20, 1997.

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: Lester Surowiec **CAL. NO.** 130-97-S
APPEARANCES FOR: Gary I. Wigoda, Lester Surowiec **MAP NO.** 5-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 1821 N. Clybourn Avenue
SUBJECT- Application for the approval of a special use.

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, Lester Surowiec, for Thomas Lustig and Veronica Davis, owner, on February 27, 1997, filed an application for a special use under 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 B2-2 Restricted Retail District, on premises at 1821 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1997, 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 8.3-2A (1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on May 2, 1995, the City Council rezoned the subject site from M1-2 to B2-2 Restricted Retail; that the subject site is a 25' x 110' lot improved with a vacant 2-story frame building; that the applicant proposes to establish a dwelling unit below the 2nd floor in a proposed 4-story 3-dwelling unit building at the subject site; that garage parking for 2 cars and a surface parking space for 1 car will be provided at the rear of the site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which provides adequate and workable on-site parking at the rear of the lot; that the proposed residential use will be compatible with the predominantly residential character of the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit below the 2nd floor in a proposed 4-story 3-dwelling unit building, on premises at 1821 N. Clybourn Avenue, upon 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: Lester Surowiec **CAL. NO.** 131-97-Z
APPEARANCES FOR: Gary I. Wigoda, Lester Surowiec **MAP NO.** 5-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 1821 N. Clybourn Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.
ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lester Surowiec, for Thomas Lustig and Veronica Davis, owner, on February 27, 1997, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 4-story 3-dwelling unit building, whose front yard will be 8', whose north side yard will be 1' and whose rear yard will be 20' instead of 13.2', 2.5', and 30', respectively, on premises at 1821 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1997, 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 8.7-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997 after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that on April 18, 1997, the Zoning Board of Appeals approved the establishment of a dwelling unit below the 2nd floor in a proposed 4-story 3-dwelling unit building, at the subject site, in Cal. No. 130-97-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed 4-story 3-dwelling unit building would not be economically viable and would not contain adequate living space in the dwelling units; that the plight of the owner is due to the shallow depth of the subject site lot and the necessity of providing on-site parking for three automobiles; that the proposed use will be compatible with the predominantly residential character of the block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 131-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story 3-dwelling unit building, whose front yard will be 8', whose north side yard will be 1' and whose rear yard will be 20' instead of 13.2', 2.5', and 30', respectively, on premises at 1821 N. Clybourn Avenue, upon condition that adequate space shall be provided on site for garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chasann Salon **CAL. NO.** 132-97-A
APPEARANCES FOR: Charles McDonald **MAP NO.** 2-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 28 E. Jackson Boulevard
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, Chasann Salon, for Camsal, Inc, owner, on February 6, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing wigmaking salon in a 19-story building, in a B6-7 Restricted Central Business District, on premises at 28 E. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 1997, 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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

WHEREAS, the district maps show that the premises is located in a B6-7 Restricted Central Business 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 B6-7 Restricted Central Business District; that the subject site is improved with a 19-story building containing retail uses and offices; that the appellant is a wig maker specializing in hair-replacement wigs for persons undergoing chemotherapy and radiation treatments and has been located in the building at the subject site for the past 26 years; that the appellant was denied certification of the use by the Zoning Department and classified as a beauty shop, a B4 use, which is not permitted in a B6-7 Restricted Central Business District; that the appellant does not provide beauty and hair treatments similar to those offered in a traditional beauty shop; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authority to certify an existing wigmaking salon in a 19-story building, on premises at 28 E. Jackson Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Goose Island Inc., d/b/a Solo

CAL. NO. 133-97-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 1115 N. North Branch Street

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

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 20, 1997.

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: Peter Holsten

CAL. NO. 134-97-A

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 1325 W. Wilson Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 20, 1997.

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: Luis Rojas

CAL. NO. 135-97-A

APPEARANCES FOR: None

MAP NO. 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2901 W. 38th Place

April 18, 1997

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: Jennifer Carney **CAL. NO.** 136-97-A
APPEARANCES FOR: Mitchell S. Chaban, Jennifer Carney **MAP NO.** 11-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 4434 ½ N. Damen Avenue April 18, 1997
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, Jennifer Carney, for Damen Avenue Limited Partnership, owner, on February 7, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a graphic design business office in a 3-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 4434 ½ N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 1997, 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, 7.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick non-conforming store and apartment building; that the subject store premises has been previously occupied by business uses, the last use having been a card and gift shop, which ceased operation in November, 1996; that the appellant proposes to establish a graphic design business office in the subject non-conforming store premises; that the appellant uses a computer to design book covers, logos, posters, and brochures for clients; that no printing presses are used at the site in that the clients take the finished graphic work to outside presses to be printed; that licensing requirements have caused the case to be filed; that the change of use from a card and gift shop to a graphic design business office is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 136-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a graphic design business office in a 3-story brick non-conforming store and apartment building, on premises at 4434 ½ N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 8:30 A.M. and 6:00 P.M., Monday through Friday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bernadine R. Wilson & Audrey D. Butler **CAL. NO.** 137-97-A

APPEARANCES FOR: Bernadine R. Wilson **MAP NO.** 14-C

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997

PREMISES AFFECTED- 1715 E. 55th 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, Bernadine R. Wilson & Audrey D. Butler, for L. Suchec, owner, on February 10, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the operation of a livery service office in the basement of a 3-story brick apartment building, in an R6 General Residence District, on premises at 1715 E. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-6."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; after due notice thereof by publication in the Chicago Sun-Times on March 31, 1997; and

WHEREAS, the district maps show that the premises is located in an R6 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 R6 General Residence District; that the subject site is improved with a 3-story brick apartment building with a non-conforming basement store; that the said livery service office known as University Transportation, has been located at the subject site for the past 5 years and has been operated by the appellants who took over the business from their father; that the said business serves the Hyde Park area and the University of Chicago and its hospitals; that testimony presented indicates that the subject premises was previously occupied by an upholstery/blinds business; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the operation of a livery service office in a non-conforming basement store in a 3-story brick apartment building, on premises at 1715 E. 55th Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 11 P.M., Sunday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Hector Z. Gonzalez **CAL. NO.** 138-97-A
APPEARANCES FOR: Hector Z. Gonzalez **MAP NO.** 7-J
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 3858 W. Diversey Avenue April 18, 1997
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, Hector Z. Gonzalez, owner, on February 14, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail general merchandise store in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 3858 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1997, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the non-conforming store was previously occupied by a tavern, a B4 use., which ceased operation two years ago when the building was foreclosed; that the appellant purchased the subject property in July, 1996 and is seeking to establish a retail general merchandise store, a B4 use, at the site; that there was no intent to abandon the use of the premises for business use in that the appellant has spent the interim removing old bar equipment and fixtures and remodeling the premises for store use; that licensing requirements have caused the case to be filed; that the change of use from a tavern to a retail general merchandise store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 retail general merchandise store in a 2-story brick non-conforming store and apartment building, on premises at 3858 W. Diversey Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M. Monday through Saturday and 10 A.M. through 5 P.M. Sunday, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Arthur R. Lindsey

CAL. NO. 139-97-A

APPEARANCES FOR:

MAP NO. 5-M

APPEARANCES AGAINST:

MINUTES OF MEETING:

April 18, 1997

PREMISES AFFECTED- 2100 N. Mason Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA

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: Robert Goldman **CAL. NO.** 140-97-A
APPEARANCES FOR: Robert Goldman **MAP NO.** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 2434 N. Greenview Avenue
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, Robert Goldman, owner, on February 13, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of a non-conforming single-family dwelling in a 2-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 2434 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1997, 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 10.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

WHEREAS, the district maps show that the premises is located in an M1-2 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 proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 48.5' x 104.5' lot improved with a non-conforming 2-story with high basement single-family dwelling; that the appellant proposes to replace the middle 70' portion of an existing flat roof by constructing a gable roof and replace a flat rear portion of the roof measuring 18.5; x 46.5' with a new flat roof; that the proposed alterations are necessary due to water leakage from the original flat roof; that the new attic space under the raised roof will be used for storage only; that the appellant has resided at the subject site since December, 1996; that although the district in which the subject site is located is zoned Manufacturing, the immediate area is predominantly residential in character; that although the subject site's manufacturing zoning renders the residential building non-conforming, such residential buildings are exempted from the amortization provisions of Article 6 of the zoning ordinance; that the subject building and the proposed expansion thereto is well below the permitted floor area ratio for the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

MINUTES OF MEETING

April 18, 1997

Cal. No. 140-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of a non-conforming single-family dwelling in a 2-story brick building, on premises at 2434 N. Greenview Avenue, upon condition that the attic area under the roof created by said expansion shall be used for storage purposes only; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Le Grant Vernon & Chaka Vernon **CAL. NO.** 141-97-A

APPEARANCES FOR: Le Grant Vernon **MAP NO.** 3-M

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997

PREMISES AFFECTED- 1001 N. Menard Avenue

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, Le Grant Vernon & Chaka Vernon, owner, on February 26, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3 dwelling units, in an R3 General Residence District, on premises at 1001 N. Menard Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1997, 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."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick building with basement; that City of Chicago records indicate that the subject building has been occupied as 3 dwelling units since prior to the adoption of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units provided the building is brought into compliance with building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 3 dwelling units, on premises at 1001 N. Menard Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sharon Eaton Whorton & Timothy Whorton **CAL. NO.** 142-97-A
APPEARANCES FOR: Sharon Eaton Whorton & Timothy Whorton **MAP NO.** 18-C
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 April 18, 1997
PREMISES AFFECTED- 2249 E. 71st Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sharon Eaton Whorton & Timothy Whorton, for Galenos Management, owner, on February 11, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a nail salon in a 2-story brick multi-store building, in a B3-3 General Retail District, on premises at 2249 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 7, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in a B3-3 General Retail District; that the subject site is improved with a 2-story brick multi-store building; that on July 1, 1991, the Board sustained an appeal permitting the establishment of a second-hand store, in the subject store premises, in Cal. No. 167-91-A, which use ceased operation shortly before the appellants moved into the store premises; that the change of use from a second-hand store, a B4 use to a nail salon, a B4 use, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a nail salon in a 2-story brick multi-store building, on premises at 2249 E. 71st Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Raphael Robinson

CAL. NO. 143-97-A

APPEARANCES FOR: Raphael Robinson

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 8211 S. Ashland Avenue

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, Raphael Robinson, for Shella Dawn, owner, on February 18, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 8211 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick multi-store and apartment building; that the subject store premises was previously occupied by a beeper service business; that the appellant proposes to establish a barber shop at the subject site; that the appellant remodeled the premises in 1996 but was denied a business license when he applied in January of this year; that the change of use to a barber shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop in a 2-story brick store and apartment building, on premises at 8211 S. Ashland Avenue, upon condition that the appellant's business conducted at the subject site shall be that of a barber shop only and that there shall be no massages or similar services provided; that the hours of operation of the barber shop shall be limited to the hours between 9 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Sara R. Johnson **CAL. NO.** 144-97-A
APPEARANCES FOR: Sara R. Johnson **MAP NO.** 3-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 5749 W. Augusta Boulevard
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, Sara R. Johnson, for Anwar D. Zayed, owner, on February 25, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 1-story brick and frame non-conforming store and apartment building, in an R3 General Residence District, on premises at 5749 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick and frame non-conforming store and apartment building; that on November 19, 1993, the Board sustained an appeal permitting establishment of a barber shop / beauty salon at the subject site, in Cal. No. 325-93-A; that the prior use ceased operation a year ago; that the appellant proposes to re-establish a beauty salon in the subject store premises; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick and frame non-conforming store and apartment building, on premises at 5749 W. Augusta Boulevard, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Iris Rivas **CAL. NO.** 145-97-A
APPEARANCES FOR: Iris Rivas **MAP NO.** 9-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997
PREMISES AFFECTED- 5427 W. Addison 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, Iris Rivas, for Andy Clark, owner, February 28, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 3-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 5427 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story brick store and apartment building; that the subject store has been occupied by a beauty salon since 1982; that the appellant has been operating a beauty salon at the subject site since February, 1997, that licensing requirements have cause the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 3-story brick store and apartment building, on premises at 5427 W. Addison Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Monday through Friday and 8 A.M. and 7 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Paul Lundahl

CAL. NO. 146-97-A

APPEARANCES FOR: Maria Lundahl

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 1946 W. Montrose Avenue

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, Paul Lundahl, for Rany Management, owner, on March 4, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop with retail beauty supplies in a 3-story brick multi-store and apartment building, in a B2-2 Restricted Retail District, on premises at 1946 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the subject store premises was previously occupied by a video store which ceased operation in November, 1996; that the appellant proposes to establish a barber shop at the subject site that would also sell at retail hair care product; that licensing requirements have caused the case to be filed; that the change of use from a video store to a barber shop with retail sale of hair care products is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop with retail beauty supplies in a 3-story brick multi-store and apartment building, on premises at 1946 W. Montrose Avenue, upon condition that the hours of operation shall be limited to the hours between 12 P.M. and 8 P.M. Tuesday through Friday and 9 A.M. to 5 P.M. Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Benchwarmers, Inc., d/b/a Hi-Tops Cafe **CAL. NO.** 258-96-A

APPEARANCES FOR: Gary I. Wigoda, Michael Moses **MAP NO.** 9-G

APPEARANCES AGAINST: Ken Schmetterer **MINUTES OF MEETING:**
April 18, 1997

PREMISES AFFECTED- 3551 N. Sheffield Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 20, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

MINUTES OF MEETING

April 18, 1997

Cal. No. 351-95-Z and

Cal. No. 352-95-Z

David Rittenberg, for R & F Development, Inc., presented a written request for an extension of time in order to obtain necessary building permits for the erection of a 2-story with basement single-family dwelling whose front yard will be 2.81' instead of 11.04', on premises at 1756 W. Leland Avenue and for the erection of a 2-story with basement single-family dwelling whose front yard will be 2.81' instead of 11.04', and with no west side yard instead of 2.56', and to permit the existing 24' x 31' garage on the rear of the lot with no east side yard instead of 2.56', on premises at 1758 W. Leland Avenue, approved by the Board on December 15, 1995, in Cal. Nos. 351-95-Z and 351-95-Z, respectively.

Mr. Rittenberg stated that the two single-family dwellings on W. Leland Avenue are part of a larger project that also includes 3 homes immediately adjacent by fronting on N. Hermitage Avenue. Construction of the Hermitage homes has been ongoing since permits were secured last year. Site constraints required some construction of the Hermitage houses before the homes on W. Leland could be started. This phase of the construction is now complete and allows the applicant to proceed with the Leland homes. Mr. Rittenberg is requesting an extension of time in which to secure building permits for 1756 and 1758 W. Leland Avenue.

Acting Chairman Martin moved that the request be granted and the time for obtaining building permits for the construction of the single-family dwellings at 1756 and 1758 W. Leland Avenue be extended to December 15, 1997. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Donald J. Vogel, Esq.

CAL. NO. 443-96-A

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
April 18, 1997

PREMISES AFFECTED- 1776 W. Berwyn Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 20, 1997.

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: Nirmal S. Singha, Jaiddev S.Bhattal & Gurcharn S. Jhah **CAL. NO.** 444-96-S

APPEARANCES FOR: **MAP NO.** 13-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997

PREMISES AFFECTED- 1776 W. Berwyn Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 20, 1997.

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: Nirmal S. Singha, Jaiddev S.Bhattal & Gurcham S. Jhah **CAL. NO.** 445-96-Z

APPEARANCES FOR: **MAP NO.** 13-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 18, 1997

PREMISES AFFECTED- 1776 W. Berwyn Avenue

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

CASE CONTINUED TO
JUNE 20, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

MINUTES OF MEETING

April 18, 1997

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting May 16, 1997.

Marian Rest
Secretary