

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

APPLICANT: Chicago Board of Education

CAL. NO. 8-98-Z

APPEARANCES FOR: Langdon D. Neal

MAP NO. 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 5330 W. Berteau Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 3-story addition to the west side of the Portage Park Elementary School, whose north and south front yards will be 5' each and whose west side yard will be 17.33' instead of 37.5' each and 27', respectively, with no midpoint rear yard, and whose maximum floor area ratio will be 0.90 instead of 0.50.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 20, 1998.

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: Kam L. Liu

CAL. NO. 9-98-Z

APPEARANCES FOR: Thomas S. Moore, Kam L. Liu

MAP NO. 6-F

APPEARANCES AGAINST: None

MINUTES OF MEETING

PREMISES AFFECTED-- 329 W. 25th Place

January 16, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 6 dwelling unit townhouse building, with no front yard and no rear yard instead of 15' and 30', respectively.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

That exterior stairways shall be of concrete construction;

That there shall be no automobile ingress or egress via W. 25th Place.

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

APPLICANT: Kam L. Liu

CAL. NO. 10-98-Z

APPEARANCES FOR: Thomas S. Moore, Kam L. Liu

MAP NO. 6-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 333 W. 25th Place

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 6 dwelling unit townhouse building, with no front yard and no rear yard instead of 15' and 30', respectively.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

That exterior stairways shall be of concrete construction;

That there shall be no automobile ingress or egress via W. 25th Place.

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

APPLICANT: Resurrection Lutheran Church
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 3309 N. Seminary Avenue

CAL. NO. 11-98-Z

MAP NO. 9-G

MINUTES OF MEETING
 January 16, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story addition to the northeast side of an existing church building, whose north side yard will be 9' instead of 10' and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

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

APPLICANT: Robert Frankel **CAL. NO.** 12-98-S
APPEARANCES FOR: Gary I., Wigoda, Robert Frankel **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 1601 S. Michigan Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the conversion of a 7-story loft building to 49 dwelling units, in a B4-5 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

That off-street accessory parking for 59 private passenger automobiles, of which 3 shall be designated guest parking spaces, shall be located at 1555 S. Michigan Avenue to satisfy the parking requirement for 49 dwelling units to be established in the 7-story building at 1601 W. Michigan Avenue as provided for in companion application 12-98-S.

That the resolution granted in this case shall be recorded against the title of the subject property with the Office of the Recorder of Deeds of Cook County.

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

APPLICANT: Robert Frankel **CAL. NO.** 13-98-S
APPEARANCES FOR: Gary I. Wigoda, Robert Frankel **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 1555 S. Michigan Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot containing both open and enclosed parking spaces for 59 private passenger automobiles, in a B4-5 Restricted Service District, to satisfy the parking requirement for 49 dwelling units to be established in the 7-story building at 1601 S. Michigan Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on January 16, 1998, the Board approved the establishment of dwelling units below the 2nd floor in the conversion of a 7-story loft building to 49 dwelling units, on premises at 1601 S. Michigan Avenue. In Cal. No. 12-97-S; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 15a.)

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 13-98-S

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

That decorative wrought iron type metal fencing shall be provided along the perimeter of the lot, excepting the driveways;

That striping and lighting shall be provided:

That 3 parking spaces shall be designated as guest parking spaces:

That ingress and egress shall be via driveways located on E. 16th Street and S. Michigan Avenue: that the driveways shall be constructed in accordance with applicable ordinances; that sliding security gates shall be provided at the established entrance and exit: that the alley abutting the site to the east shall not be used for ingress nor for egress:

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

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

RESOLVED, that the resolution granted in this case shall be recorded against the title of the subject property with the Office of the Recorder of Deeds of Cook County.

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

APPLICANT: Dubin Residential Communities, Inc.

CAL. NO. 14-98-Z

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 945 W. Fulton Street

January 16, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial-Manufacturing District, 4th story additions to an existing 3-story building all of which will contain commercial uses on the ground floor and 25 dwelling units above, with no rear yard instead of 30' required for the residential part of the building and with no provision for one required loading berth.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 20, 1998.

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: Dubin Residential Communities, Inc.

CAL. NO. 15-98-S

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING

January 16, 1998

PREMISES AFFECTED-- 1001 W. Fulton Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 70 private passenger automobiles, in a C3-3 Commercial-Manufacturing District, to serve as both required and non-required parking for 25 dwelling units and commercial uses proposed in the building at 945 W. Fulton Street.

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 20, 1998.

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: Kenneth D. Scott

CAL. NO. 16-98-Z

APPEARANCES FOR: Kenneth D. Scott

MAP NO. 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 1337 N. Wicker Park Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story addition above the rear 1-story portion of a 1 & 2 story brick 2 dwelling unit building, with no south side yard and whose rear yard will be 11.7' instead of 2.4' and 30', respectively, and which addition will result in a 15% (347 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.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

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

APPLICANT: Wilbert & Janina Nieves
APPEARANCES FOR: Janina Nieves
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 5407 N. Mont Clare Avenue

CAL. NO. 17-98-Z

MAP NO. 13-N

MINUTES OF MEETING
 January 16, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of 1st floor and full 2nd story additions to a 1-story brick single family dwelling, whose front yard will be 15.5' instead of 18.62', whose north side yard will be 3.56' and whose south side yard will be 1.71' 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.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

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

APPLICANT: Near North Health Service Corporation **CAL. NO.** 18-98-S
APPEARANCES FOR: William Miceli **MAP NO.** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 January 16, 1998
PREMISES AFFECTED-- 1287-89 N. Clybourn Avenue / 1301-09 N. Mohawk Street / 1266 W. Schick Place

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of an existing 39 space church parking lot as off-site accessory parking, in an R4 General Residence District, to fulfill the parking requirement for a proposed addition to an existing medical clinic located at 1276 N. Clybourn Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

That the existing improvements of the subject lot shall be maintained;

That the 39 leased parking spaces shall be maintained and operated in conformance with the terms of the lease which runs from November 1, 1997 through October 31, 2002, with a 5 year option to renew, and with Section 5.8-5 of the zoning ordinance;

That the lease shall be recorded with the Cook County Office of the Recorder of Deeds.

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

APPLICANT: Near North Health Service Corporation **CAL. NO.** 19-98-Z
APPEARANCES FOR: William Miceli **MAP NO.** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 January 16, 1998
PREMISES AFFECTED-- 1287-89 N. Clybourn Avenue / 1301-09 N. Mohawk Avenue / 1266 W. Schick Place

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, an existing church's required parking lot to be used collectively as required parking for an existing medical clinic and proposed addition at 1276 N. Clybourn Avenue.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on January 16, 1998, the Board approved the leasing of an existing 39 space parking lot as off-site accessory parking, on premises at 1287-89 N. Clybourn Avenue, 1301-09 N. Mohawk Avenue and 1266 W. Schick Place, to fulfill the parking requirement for a proposed addition to an existing medical clinic located at 1276 N. Clybourn Avenue, in Cal. No. 18-98-S; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: The Church of Jesus Christ of Latter-Day Saints CAL. NO. 20-98-S

APPEARANCES FOR: David L. Goldstein, John Forsberg MAP NO. 28-H

APPEARANCES AGAINST: None MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 11107-27 S. Vincennes Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 161-seat church in a proposed building with a maximum capacity of 583 persons, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

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

(Additional conditions follow on page 22a.)

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 20-98-S

That the applicant shall install landscaping, street trees and decorative wrought iron type metal fencing consistent with the plans prepared by Larson and Darby, Inc., dated January 16, 1998;

That lighting and striping shall be provided;

That ingress to the parking area shall be from S. Vincennes Avenue and egress shall be via the alley abutting the site to the east; that the driveway on S. Vincennes Avenue shall be constructed in accordance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the parking area 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: John M. Luce **CAL. NO.** 21-98-S
APPEARANCES FOR: Tim Wielandt, John M. Luce, **MAP NO.** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 7901 S. Kingston Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of two handicap dwelling units on the ground floor in the renovation of a 3-story brick building to contain 24 dwelling units and 4 retail stores, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

That off-street parking shall be located at 7915-17 S. Kingston Avenue as provided for in companion application 22-98-S to satisfy the parking requirement for the 24 dwelling units to be established at 7901 S. Kingston Avenue.

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

APPLICANT: John M. Luce **CAL. NO.** 22-98-S
APPEARANCES FOR: Tim Weilandt, John M. Luce **MAP NO.** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 7915-17 S. Kingston Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 26* private passenger automobiles, in an R4 General Residence District, to satisfy the parking requirements for 24 dwelling units to be established in the 3-story brick building at 7901 S. Kingston Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is necessary for the public convenience at this location: that on January 16, 1998, the Board approved the establishment of two handicapped dwelling units on the ground floor in the renovation of a 3-story brick building to contain 24 dwelling units and 4 retail stores, on premises at 7901 S.Kingston Avenue, in Cal. N. 21-98-S; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

*Amended at the hearing.
 (Additional conditions follow on page 24a.)

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 22-98-S

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

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

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

That ingress and egress shall be from public alleys located on the north and east lot lines provided a waiver of the alley barrier requirement is obtained from the City Council; that sliding security gates shall be provided at the established entrance and exit;

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

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

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

APPLICANT: John M. Luce **CAL. NO.** 23-98-Z
APPEARANCES FOR: Tim Weilandt, John M. Luce **MAP NO.** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 7915-17 S. Kingston Avenue January 16, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site accessory parking lot for 26* private passenger automobiles, whose front yard will be 5' instead of 15'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on January 16, 1998, the Board approved the establishment of an off-site accessory parking lot for 26 private passenger automobiles at the subject site to satisfy the parking requirements for 24 dwelling units to be established in the 3-story brick building at 7901 S. Kingston Avenue, in Cal. No. 22-98-S; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

* Amended at the hearing.

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

APPLICANT: The Salvation Army

CAL. NO. 24-98-S

APPEARANCES FOR:

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 5430-58 N. Kedzie Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 350-seat church and fellowship hall in a proposed 1 & 2 story building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JULY 17, 1998.

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: Willie Clay, C & C Auto Repair **CAL. NO.** 25-98-S
APPEARANCES FOR: Gloria Mateere, Willie Clay **MAP NO.** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 5804 S. Damen Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a junk yard with storage and sale of used auto parts in conjunction with automobile repair, in an M2-2 General Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997: and

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

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

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

That new 8 feet high solid fencing shall be erected around the perimeter of the subject lot which completely screens property.

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

APPLICANT: Marc Harris **CAL. NO.** 26-98-A
APPEARANCES FOR: Marc Harris, John J. Pikarski, Jr. **MAP NO.** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 1530 N. Throop Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Marc Harris, for Marc and Patricia Harris, owner, on November 12, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the raising of the knee walls of the rear 2-story brick non-conforming single family dwelling thereby creating a full 3rd floor on a lot additionally improved with a 2 ½ story brick non-conforming 3 dwelling unit building on the front of the lot, in Planned Manufacturing District #2, on premises at 1530 N. Throop Avenue.

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 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 6.4-2, 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 January 16, 1998; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #2; 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 Planned Manufacturing District #2; that the subject site is improved with a 2-story brick non-conforming single family residence on the rear of the lot additionally improved with a 2 ½ story brick non-conforming 3 dwelling unit building on the front of the lot; that the applicant purchased the subject property in 1993; that the applicant expanded, without the necessary permit, the rear building by the raising of the knee walls; that Section 6.4-1 of the zoning ordinance provides, in part, that ordinary repairs and alterations may be made to a non-conforming building or structure, provided that no structural alterations shall be made in or to a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, except those required by law or except to make the building or structure and the use thereof conform to the regulations of the district in which it is located; that a structural alteration is defined as any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as bearing walls, columns,

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 26-98-A

beams or girders; that pursuant said section the Board has no authority to permit the structural expansion of the rear 2-story brick non-conforming single-family dwelling by the raising of the knee walls; it is therefore

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

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

APPLICANT: Kathy McGowan

CAL. NO. 27-98-A

APPEARANCES FOR:

MAP NO. 7-1

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 16, 1998

PREMISES AFFECTED- 2854 N. Western 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: Jean Lee **CAL. NO.** 28-98-A
APPEARANCES FOR: Jean Lee **MAP NO.** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 2624 S. Normal 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, Jean Lee, owner, on November 14, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the conversion of a non-conforming store to a dwelling unit for a total of 2 dwelling units in a 2-story brick building, in an R3 General Residence District, on premises at 2624 S. Normal Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, 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 January 16, 1998; 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 appellant purchased the subject building in March, 1991 at which time it contained a non-conforming store on the ground floor; that the change of use from a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 certify the conversion of a non-conforming store to a dwelling unit for a total of 2 dwelling units in a 2-story brick building, with no additional off-street parking required, on premises at 2624 S. Normal 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: Jesus Moran

CAL. NO. 29-98-A

APPEARANCES FOR: None

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 16, 1998

PREMISES AFFECTED- 3120 S. Lituanica Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

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

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

APPLICANT: Hok B. Kim **CAL. NO.** 30-98-A
APPEARANCES FOR: Peter Lee, Hok B. Kim **MAP NO.** 13-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 4040 W. Lawrence 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, Hok B. Kim, for Manuel Rafila, owner, on November 12, 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 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 4040 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 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 January 16, 1998; 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 1-story brick building; that the appellant seeks to establish a barber shop at the subject site; that the subject premises was previously occupied by a business office use; that licensing requirements have caused the case to be filed; that the change of use from a business office 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 1-story brick building, on premises at 4040 W. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7 P.M., Monday through 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: Michael & Quintrice Scott **CAL. NO.** 31-98-A
APPEARANCES FOR: Michael & Quintrice Scott **MAP NO.** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 4629 ½ N. Broadway
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	AUSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, Michael & Qunitrice Scott, for Ronald Eagle, owner, on November 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 store building, in a B3-5 General Retail District, on premises at 4629 ½ N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 8.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998; and

WHEREAS, the district maps show that the premises is located in a B3-5 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-5 General Retail District; that the subject site is improved with a 1-story brick multi store building containing a hair braiding salon and the subject beauty salon; that the appellant has been located at the subject site since October, 1997; that the subject store has been previously occupied by business uses; 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 beauty salon in a 1-story brick store building, on premises at 4629 ½ N. Broadway, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7:00 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: Bopha Savath Mien **CAL. NO.** 32-98-A
APPEARANCES FOR: Bopha Savath Mien, Evans Vasilakos **MAP NO.** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 4812 N. Kedzie 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, Bopha Savath Mien, for Evans Vasilakos, owner, on December 3, 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 B3-2 General Retail District, on premises at 4812 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 24, 1997, 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 January 16, 1998; and

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

WHEREAS, the Zoning Board of Appeal, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the appellant has operated a beauty salon in the subject store premises since July, 1997; that testimony presented indicates that the subject store premises has been continuously occupied by a beauty salon since 1957; 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 on a 3-story brick store and apartment building, on premises at 4812 N. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7:00 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: Coup de Gras Catering, Inc.

CAL. NO. 33-98-A

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 16, 1998

PREMISES AFFECTED- 2923 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 20, 1998.

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: White Collar Services, Ltd. **CAL. NO.** 34-98-A
APPEARANCES FOR: Edward Cervony, Jr. **MAP NO.** 14-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 January 16, 1998
PREMISES AFFECTED- 5552 S. Pulaski Road
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, White Collar Services, Ltd., for Julia Krol, owner, on November 7, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing employment agency in a 1 & 2-story brick building, in a B2-1 Restricted Retail District, on premises at 5552 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 8.3-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998; 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 1 and 2-story brick store and apartment building ; that testimony presented indicates that the subject employment agency has been located at the subject site for over 32 years; that the subject employment agency provides temporary help, secretarial, head-hunting employment services by appointment only which was a permitted use in the B4 zoning district before the site was rezoned from B4-2 Restricted Service to B2-1 Restricted Retail zoning ; that the appellant does not provide day laborer employment services; that due to personnel changes, as well as a change in the corporate mailing address, the appellant inadvertently allowed the business license to expire; 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 authorized to certify an existing employment agency in a 1 and 2-story brick building, on premises at 5552 S. Pulaski Road, 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: Michael B. Harvey

CAL. NO. 35-98-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

January 16, 1998

PREMISES AFFECTED- 4129 N. Western 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

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

APPLICANT: Ellis Neighborhood Development Corp. **CAL. NO.** 36-98-S
APPEARANCES FOR: Donnie Brown **MAP NO.** 20-D
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 January 16, 1998
PREMISES AFFECTED-- 8201-07 S. Ellis Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 24 private passenger automobiles, in a B4-2 Restricted Service District, to serve as required parking for the apartment building located at 8200 S. Ellis Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

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

(Additional conditions follow on page 38a.)

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 36-98-S

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

That decorative wrought iron type metal fencing shall be provided on the north, east and west property lines, excepting the driveway; that metal fencing shall be provided on the portion of the south lot line not abutting the adjacent building;

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

That ingress and egress shall be from E. 82nd Street; that the alley abutting the site to the east shall not be used for ingress nor for egress; that a sliding security gate with key card access shall be provided at the E. 82nd Street entrance; that the driveway shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as shown on the plans prepared by Swann, Weiskopf, Woo, Bedarowicz, Ltd., dated June 9, 1997;

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

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

APPLICANT: Raul A. Perez

CAL. NO. 37-98-S

APPEARANCES FOR:

MAP NO. 7-1

APPEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 3131-35 W. Logan Boulevard

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for private passenger automobiles, in a B5-3 General Service District, to satisfy the parking requirement for live entertainment and dancing (PPA - Class 3) in an existing restaurant and proposed addition at 2529 N. Milwaukee Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 20, 1998.

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: Wm. Wrigley, Jr. Company **CAL. NO.** 38-98-S
APPEARANCES FOR: Bernard I. Citron, Diane Allen **MAP NO.** 1-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 430 N. Rush Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing parking lot to 132 spaces, in a C3-6 Commercial-Manufacturing District, to be used as an off-site accessory parking lot for the building at 410 N. Michigan Avenue and also as a public fee parking lot.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 29, 1997: and

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

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

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

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

(Additional conditions follow on page 40a.)

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 38-98-S

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

That decorative wrought iron type metal fencing shall be provided along the perimeter of the subject parking lot, excepting the driveways;

That striping and lighting shall be provided;

That ingress shall be from driveways located on E. Hubbard Street and N. Rush Street; that egress shall be from N. Rush Street; that a parking attendant booth shall be provided at the N. Rush Street entrance; 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 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: Martin Karbin **CAL. NO.** 39-98-Z
APPEARANCES FOR: Bernard I. Citron, Martin Karbin **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
January 16, 1998
PREMISES AFFECTED-- 1942 & 1944 N. Oakley Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the division of a 48' x 100' improved zoning lot into two 24' x 100' lots with the existing 2-story brick 2 dwelling unit building on the north lot (Lot 23) having no south side yard instead of 2.4' and with the existing 2-story frame 2 dwelling unit building on the south lot (lot 24) having a north side yard of 1.72' instead of 2.4'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 29, 1997; and

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

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

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

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

APPLICANT: Clement Ajayi **CAL. NO.** 40-98-A
APPEARANCES FOR: Clement Ajayi **MAP NO.** 18-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 7701 S. Exchange Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Clement Ajayi, for Terry McKenry, owner, on December 4, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of packaged liquor in an existing grocery store in a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 7701 S. Exchange Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1997, 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 7.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998; 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 2-story brick store and apartment building; that the store premises is occupied by an existing non-conforming grocery store, a B1 use; that testimony presented indicates that the existing grocery store was licensed to sell packaged liquor at the premises until 1994; that the renewal of the liquor license lapsed upon the death of the appellant's partner; that under Articles 8. 3-1 and 7.3-4 of the zoning ordinance the sale of alcoholic liquors is not permitted in this district; that the appellant has the right to continue the operation of the grocery store at the subject site provided all licensing requirements are complied with; it is therefore

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

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

APPLICANT: Barbara Sciacchitano **CAL. NO.** 41-98-A
APPEARANCES FOR: Barbara Sciacchitano **MAP NO.** 7-F
APPEARANCES AGAINST: Gary I. Wigoda, Michael Boyle **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 2919 N. Burling Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Barbara Sciacchitano, on November 13, 1997, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in granting an Exception to the property owner at 2919 N. Burling Street to reduce the front yard to 7'.4" instead of 14'.4", to reduce the north and south side yards to 3'.5" instead of 6'.8", and to reduce the rear yard to 15'.0" instead of 30'.0" in order to allow the construction of a 59'.5" x 97'.8" 3-story 10 dwelling unit building and a 4th level penthouse with a total height of 44', in an R5 General Residence District; and

WHEREAS, on October 7, 1997, the Office of the Zoning Administrator granted an Exception to the property owner at 2919 N. Burling Avenue in File No. 97-272-ZE; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998; 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 7,946 sq. ft. lot with no alley access and presently improved with a foundation; that the owner of the subject property proposes to erect a 59'.5" x 97'.8" 3-story 10 dwelling unit building with a 4th level penthouse at the subject site; that the appellant testified that the proposed residential building as designed is too dense a project for this area of N. Burling Street; that under the zoning regulations for an R5 General Residence District 19 dwelling units could be built at the subject site; that no evidence was presented to indicate that the subject 3-story 10-dwelling unit building with 4th level penthouse negatively affects the appellant's property at 2916 N. Burling Street or other property in this block; that the Board finds that the appellant failed to prove that the Zoning Administrator abused his discretion in the granting of said Exception herein; it is therefore

WHEREAS, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting the Exception be and it hereby is affirmed.

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

APPLICANT: Robert Clarke **CAL. NO.** 42-98-A
APPEARANCES FOR: Robert Clarke **MAP NO.** 7-F
APPEARANCES AGAINST: Gary I. Wigoda, Michael Boyle **MINUTES OF MEETING:**
January 16, 1998
PREMISES AFFECTED- 2919 N. Burling Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Robert Clarke, on November 13, 1997, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in granting an Exception to the property owner at 2919 N. Burling Street to reduce the front yard to 7.4" instead of 14.4", to reduce the north and south side yards to 3.5" instead of 6.8" and to reduce the rear yard to 15.0" instead of 30.0" in order to allow the construction of a 59.5" x 97.8" 3-story 10 dwelling unit building, and a 4th level penthouse with a total height of 44', in an R5 General Residence District; and

WHEREAS, on October 7, 1997, the Office of the Zoning Administrator granted an Exception to the owner of the property at 2919 N. Burling Street, in case number 97-272-ZE; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1998; 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 7,946 sq. ft. lot with no alley access presently improved with a foundation only; that the owner of the subject property proposes to erect a 59.5" x 97.8" 3-story 10-dwelling unit building with a 4th level penthouse at the subject site; that no evidence was presented to indicate that the subject 3-story 10-dwelling unit building with 4th story penthouse negatively affects the appellant's residence at 2900 N. Burling Street or other property on this section of N. Burling Street by diminishing adequately supplies of light and air to properties in the block; that the proposed 10-dwelling unit building will be compatible with existing residential improvements in the block, many of which do not comply with the yard setback requirements of the zoning ordinance for this R5 district; that the Board finds that the appellant failed to prove that the Zoning Administrator abused his discretion in the granting of said Exception herein; it is therefore

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

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

APPLICANT: 1728-1748 North Clybourn LLC

CAL. NO. 326-97-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 1728-48 N. Clybourn Avenue

January 16, 1998

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 5-story 52 dwelling unit condominium building, in a B1-4 Local Retail District.

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: 1728-1748 N. Clybourn LLC

CAL. NO. 327-97-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 1728-48 N. Clybourn Avenue

January 16, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-4 Local Retail District, the erection of a 5-story 52 dwelling unit condominium building, with no front yard instead of 12', whose side yards will be 1' each instead of 6.4' each and whose rear yard will be 3' instead of 30'.

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: Leona's

CAL. NO. 356-97-S

APPEARANCES FOR:

MAP NO. 26-I

APPEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 11050 S. Western Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 28 private passenger automobiles, in a B4-1 Restricted Service District, to serve a restaurant at 11060 S. Western Avenue.

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: Evergreen Property Investments, Inc.

CAL. NO. 407-97-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 3118 N. Lincoln Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail District, the erection of a 6-story building containing retail space and accessory parking on the ground floor and 15 dwelling units above, with no provision for one required loading berth and with no rear yard instead of 30' required for the residential part of the building.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Thomas Stanil

CAL. NO. 413-97-Z

APPEARANCES FOR: Barry Morgan, Thomas Stanil

MAP NO. 13-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
January 16, 1998

PREMISES AFFECTED-- 4955 N. Damen Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the renovation of a 2-story brick building on the rear of an L-shaped lot to contain a dwelling unit on the 2nd floor and retail space and parking on the 1st floor which lot is additionally improved with a 2-story brick store and apartment building on the front of the lot, whose rear yard will be 4.5' instead of 30' required for the residential part of the building.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an L-shaped 5,340 sq.ft. lot improved with a 2-story brick building at the rear and a 2-story brick store and apartment building on the front of the lot; that the applicant proposes to renovate the rear 2-story building to contain a dwelling unit on the 2nd floor and retail space and parking on the 1st floor thereby creating two principal buildings with two separate uses on a zoning lot; that Section 5.5 of the zoning ordinance states, in part, that not more than one principal detached residential building shall be located on a zoning lot, nor shall a principal detached residential building be located on the same zoning lot with any other principal building; that under Section 5.5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 313-96-Z

Terry Diamond, for the Chicago Board of Education, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 3-story addition to the south side of the Bateman Elementary School, with no east and west front yards instead of 30' each, with no south side yard instead of 16', with no midway rear yard, and whose maximum floor area ratio will be 1.45 instead of 0.70, on premises at 4220 N. Richmond Avenue, approved by the Board on September 13, 1996, in Cal. No. 313-96-Z.

Ms. Diamond stated that the Board of Education expects to receive final approval of the building permit from the Department of Buildings in February, 1998

Chairman Spingola moved that the Board grant the request and that the time for obtaining necessary building permits be extended to September 13, 1998. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

January 16, 1998

Cal. No. 39-96-S

Aki Kokalias, for Micor Development, Inc., applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of 2 dwelling units on the ground floor in the conversion of a brick 4-story building to 10 condominium dwelling units, on premises at 835 W. Diversey Parkway, approved by the Board on February 16, 1996, in Cal. No. 39-96-S.

Chairman Spingola moved that the Board grant the request and that the time for obtaining necessary building permits be extended to February 16, 1998. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

January 16, 1998

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

The motion prevailed and the Board adjourned to meet in regular meeting February 20, 1998.


Secretary