

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, 118 N. Clark Street on July 17, 1998
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Demetri Konstantelos
Gigi McCabe-Miele

MINUTES OF MEETING

July 17, 1998

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on June 19, 1998 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Richard Wallace

CAL. NO. 233-98-Z

APPEARANCES FOR: Richard Wallace

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2108 W. Churchill Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition to the east side of an existing 2½-story brick and frame single-family dwelling on a reverse corner lot, whose south front yard will be 4' instead of 9.6' and with no north 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 July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Turner Chapel M.B. Church, by Pastor Ora B. Fair CAL. NO. 234-98-Z

APPEARANCES FOR: Pastor Ora B. Fair MAP NO. 26-F

APPEARANCES AGAINST: None MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 10800-02 S. Wentworth 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 1-story 27.5' x 84.5' addition to the south side of an existing 1-story brick church building, with no front yard instead of 20' and whose south side yard will be 5' instead of 12'.

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 July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Rudolph W. Geter

CAL. NO. 235-98-Z

APPEARANCES FOR: Thomas S. Moore, Rudolph W. Geter

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 3301 N. Hoyne 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 two attic dormer additions to the south side of a 2½-story frame 4 dwelling unit building, with no south side yard instead of 8', and which addition will result in a 15% (628 sq.ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Agustin Paredes, by Manuel Oliveras

CAL. NO. 236-98-Z

APPEARANCES FOR:

MAP NO. 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2617 N. Moody 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 1-story addition to the rear of a 1-story brick single-family dwelling, whose north side yard will be 1' instead of 4.5'.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 18, 1998.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPLICANT: James J. Liautaud

CAL. NO. 237-98-Z

APPEARANCES FOR: Gary I. Wigoda, James J. Liautaud

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 1133 W. Altgeld Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 484 sq.ft.* addition to the east side of an existing 28.2' x 21.16' (597 sq.ft.) garage on the rear of the lot, which garage will total 1,061.28 sq.ft.*, and which addition will result in a detached accessory building that occupies 68% of the required 30' rear yard instead of the maximum 60% permitted.

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 July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

*Amended at the public hearing.

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

APPLICANT: John M. Ivancich

CAL. NO. 238-98-Z

APPEARANCES FOR: John M. Ivancich

MAP NO. 24-B

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 9816 S. Manistee 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 12' x 22.17' (266 sq.ft.) enclosed patio addition to the north side of an existing 20.17' x 22.17' (447 sq.ft.) frame garage on the rear of the lot, which addition will result in a detached accessory building that occupies 65% of the required 30' rear yard instead of the maximum 60% permitted.

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 July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Chicago Board of Education

CAL. NO. 239-98-Z

APPEARANCES FOR: Langdon D. Neal

MAP NO. 7-L

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 3020 N. Lamon 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 3-story 69,925 sq.ft. addition to the Falconer Elementary School, whose west front yard will be 3.5' instead of 20', whose north side yard will be 3.5' instead of 16.5', with no mid-point rear yard, whose floor area ratio will be 1.38 instead of 0.9 and with no provision for one required loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Jonathan Goldsmith CAL. NO. 240-98-Z
APPEARANCES FOR: Bernard I. Citron, Jonathan Goldsmith MAP NO. 5-H
APPEARANCES AGAINST: None MINUTES OF MEETING
PREMISES AFFECTED-- 2075 N. Oakley Avenue July 17, 1998

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 attic dormer additions to the north and south sides of a 4-story brick 4 dwelling unit building, with no north side yard instead of 10' and which additions will result in a 9% (677 sq.ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: 1812 N. Cleveland Corp. **CAL. NO.** 241-98-Z
APPEARANCES FOR: Scott Saef, Michael Lustig **MAP NO.** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1812 N. Cleveland Avenue July 17, 1998

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story single-family dwelling whose front yard will be 11' instead of 14.28', with no north side yard and whose south side yard will be 2' instead of 2.3' each.

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 July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: Edward Brown

CAL. NO. 242-98-Z

APPEARANCES FOR: Howard Kilberg, Edward Brown

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 1820 W. School Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story front bay window and attic dormer additions to a 2½-story frame 2 dwelling unit building, whose front yard will be 4.5' instead of 20', whose east side yard will be 4.83' and whose west side yard will be 3' instead of 6.67' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: J.P. Stellas Properties, Inc.

CAL. NO. 244-98-S

APPEARANCES FOR: Bernard I. Citron, J.P. Stellas

MAP NO. 11-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2660 W. Montrose 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 a proposed 4-story 6 dwelling unit building, in a B4-2 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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

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

APPLICANT: J.P. Stellas Properties, Inc.

CAL. NO. 245-98-Z

APPEARANCES FOR: Bernard I. Citron, J.P. Stellas

MAP NO. 11-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2660 W. Montrose Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6 dwelling unit building, whose front yard will be 10.5'* instead of 14.64'*.

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 July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on July 17, 1998, the Board approved the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 6 dwelling unit building, at the subject site, in Cal. No. 244-98-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 public hearing.

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

APPLICANT: Chicago Urban Properties, Inc.

CAL. NO. 246-98-S

APPEARANCES FOR: Bernard I. Citron, David Radomski

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 14-20 N. Sangamon 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 dwelling units below the 2nd floor (accessory parking) in a proposed 6-story building attached to an existing 3-story building with a new 4th floor addition all of which will contain retail space and 56 dwelling units, 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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998: and

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

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

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

That 7 on-site parking spaces shall be designated as guest parking spaces.

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

APPLICANT: Chicago Urban Properties, Inc.

CAL. NO. 247-98-Z

APPEARANCES FOR: Bernard I. Citron, David Radomski

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 14-20 N. Sangamon Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4th floor addition to an existing 3-story building and a proposed attached 6-story with penthouse building on a through lot all of which will contain retail space and 56 dwelling units, with no side and rear yards, whose front yard will be 2' instead of 15'*, and no provision for one required loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 29, 1998: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on July 17, 1998, the Board approved the location and the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 6-story building attached to an existing 3-story building with a new 4th floor addition all of which will contain retail space and 56 dwelling units, at the subject site, in Cal. No. 246-98-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 public hearing.

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

APPLICANT: St. Odisho Church

CAL. NO. 248-98-S

APPEARANCES FOR:

MAP NO. 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 6201 N. Pulaski Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the expansion of an existing church (approved by the Board on April 19, 1985- Cal. No. 118-85-S) by the erection of a 2nd story addition, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 18, 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: St. Odisho Church

CAL. NO. 249-98-Z

APPEARANCES FOR:

MAP NO. 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 6201 N. Pulaski Road

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-1 Restricted Commercial District, the erection of a 2nd story addition to an existing church building, with no provision for a 4' x 20' transitional yard at the southeast corner of the lot.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 18, 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: Apostolic Church of Austin

CAL. NO. 250-98-S

APPEARANCES FOR: Lewis J. Prempas, David C. Kay

MAP NO. 3-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 5128-48 W. Division Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 450-seat church in an existing 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

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

(Additional conditions follow on page 20a.)

MINUTES OF MEETING

July 17, 1998

Cal. No. 250-98-S

That the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 installed on the north and south lot lines, excepting the driveways;

That lighting and striping shall be provided;

That ingress and egress shall be from driveways located on W. Division Street; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the alley abutting the site to the north;

That the parking area shall be securely locked when not in use by the applicant church;

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 parking area in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Holly Memorial Miracle Temple, by Rev. George Allen **CAL. NO.** 251-98-S

APPEARANCES FOR: Rev. Gregory Allen **MAP NO.** 20-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 17, 1998

PREMISES AFFECTED-- 7928 S. Ashland Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 108-seat church in a 1-story brick building, in a B2-1 Restricted Retail 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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

That off-site accessory parking for 10 private passenger automobiles shall be located at 1616-18 W. 79th Street as provided for in Calendar No. 252-98-S.

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

APPLICANT: Holly Memorial Miracle Temple, by Rev. Gregory Allen **CAL. NO.** 252-98-S

APPEARANCES FOR: Rev. Gregory Allen **MAP NO.** 20-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 17, 1998

PREMISES AFFECTED-- 1616-18 W. 79th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 10 private passenger automobiles, in a B2-1 Restricted Retail District, to satisfy the parking requirement for a 108-seat church at 7928 S. Ashland 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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on July 17, 1998, the Board approved the establishment of a 108-seat church in a 1-story brick building, on premises at 7928 S. Ashland Avenue, in Cal. No. 251-98-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 22a.)

MINUTES OF MEETING

July 17, 1998

Cal. No. 252-98-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 the parking lot shall be enclosed, excepting the entrance, with 6' high chain link fencing;

That lighting and striping shall be provided;

That ingress and egress shall be via the public alley abutting the site to the east provided a waiver of the alley barrier requirement is obtained from the City Council; that a rolling security gate shall be provided at the designated entrance to the parking area; that there shall be no ingress nor egress from the public alley abutting the site to the north;

That a 3 foot tall, densely planted hedge shall be installed along the subject lot's 79th Street frontage;

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: Lewis Himes, Jr.

CAL. NO. 253-98-S

APPEARANCES FOR: Lewis Himes, Jr.

MAP NO. 2-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 900 S. California 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 hand car wash in a 1-story brick building, in a C1-2 Restricted Commercial 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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

That the applicant shall maintain the existing 8' high wrought iron fencing;

That all parking and queuing of automobiles shall occur on the subject site and within the existing building.

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

APPLICANT: Robert Smart

CAL. NO. 254-98-S

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 1724 E. 75th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a hand car wash in a 1-story brick building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 16, 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: Mid-Region Development Group, LLC

CAL. NO. 255-98-S

APPEARANCES FOR:

MAP NO. 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 4343 N. Central Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Walgreens drug store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 18, 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: Rezmar Corporation **CAL. NO.** 256-98-S
APPEARANCES FOR: David L. Goldstein **MAP NO.** 14-E
APPEARANCES AGAINST: Thomas M. Edwards, et al. **MINUTES OF MEETING**
July 17, 1998
PREMISES AFFECTED-- 5637-43 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 for 17 private passenger automobiles, in an R5 General Residence District, to serve an existing 30 dwelling unit building at 5630-38 S. Michigan 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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50.22' x 161.25' unimproved lot; that the applicant seeks to establish an off-site accessory parking lot for 17 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve an existing 30 dwelling unit building at 5630-38 S. Michigan Avenue which is being renovated into low income housing units; 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 hereinafter set forth; that the proposed parking lot, which will be located directly across S. Michigan Avenue from the use served, will help alleviate on-street parking congestion in the area and will not cause substantial injury to the value of other property in the neighborhood; 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;

(Additional conditions follow on page 26a.)

MINUTES OF MEETING

July 17, 1998

Cal. No. 256-98-S

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, excepting the driveway, with 6' high decorative wrought iron type metal fencing;

That striping and lighting shall be provided;

That ingress and egress shall be via a driveway located on S. Michigan Avenue; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances;

That an electronic card security system shall be provided;

That landscaping shall be installed as illustrated on the landscape plan prepared by Phillip Kupritz & Associates Architects, dated April 14, 1998.

That the applicant shall 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: Residence Inn by Marriott, Inc. **CAL. NO.** 257-98-S
APPEARANCES FOR: Joseph P. Gattuso, Maurice Taitt **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 July 17, 1998
PREMISES AFFECTED-- 220-36 E. Cermak Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of off-site accessory valet parking for 228 private passenger automobiles in a leased 3-story parking garage, in a B4-5 Restricted Service District, to satisfy the parking requirement for two hotels proposed at 100-16 and 118-32 E. Cermak Road.

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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

That the terms of the lease as agreed on by the parties shall be 20 years with the option to extend the lease term for eight periods of 5 years each;

(Additional conditions follow on page 27a.)

MINUTES OF MEETING

July 17, 1998

Cal. No. 257-98-S

That the 228 off-site leased accessory parking spaces shall be designated as reserved parking for visitors to the two hotels proposed at 100-16 and 118-32 E. Cermak Road; and be it further

RESOLVED, that the 228 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Elegance Beauty, Inc.

CAL. NO. 258-98-A

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 6163 N.Broadway

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 18, 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: Patricia A. Moore

CAL. NO. 259-98-A

APPEARANCES FOR: Patricia A. Moore

MAP NO. 18-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 7633 S. Western 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, Patricia A. Moore, owner, on May 21, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 2-story brick store and apartment building, in an M1-1 Restricted Manufacturing District, on premises at 7633 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 1998, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a M1-1 Restricted Manufacturing District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant purchased the property in June, 1997 and has been operating a unisex beauty parlor at the site since that time; that the subject store premises was previously occupied by a barber shop, a use permitted in an M1-1 Restricted Manufacturing District; that licensing requirements have caused the case to be filed; that the change of use from a barber shop to a beauty parlor serving both men and women 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 permit the establishment of a beauty parlor in a 2-story brick store and apartment building, on premises at 7633 S. Western Avenue, upon condition that the hours of operation 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: Erene Solos **CAL. NO.** 260-98-A
APPEARANCES FOR: Erene Solos **MAP NO.** 5-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 17, 1998
PREMISES AFFECTED- 7000 W. North 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, Erene Solos, for Dr. Joahua Salvador, owner, on May 22, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 3-story brick store and apartment building, in a B3-2 General Retail District, on premises at 7000 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 3-story brick store building containing general and medical offices and a retail barber shop on the ground floor; that the appellant has occupied the subject store premises for the past two years; that the subject premises was previously occupied by a production and repair of dentures business; that the appellant testified that her business is not a typical beauty parlor in that she does not do hair cutting, coloring, permanents, nails, etc.; that the appellant offers facial and body care treatments, instruction in the use of facial and body care products and the retail sale of said items; that licensing requirements have caused the case to be filed; that the Board finds that the applicant's business is that of a retail cosmetic business and 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

MINUTES OF MEETING

July 17, 1998

Cal. No. 260-98-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 retail cosmetic business in a 3-story brick store building, on premises at 7000 W. North Avenue, upon condition that the hours of operation shall be limited to the hours between 9 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 license is issued

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

APPLICANT: Marisol Lopez

CAL. NO. 261-98-A

APPEARANCES FOR: Marisol Lopez

MAP NO. 22-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 8808 S. Commercial 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, Marisol Lopez, for Consuelo Gutierrez, owner, on June 1, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 2-story frame store and apartment building, in a B3-2 General Retail District, on premises at 8808 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 1998, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 July 17, 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 Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 2-story frame store and apartment building; that the subject store premises was previously occupied by a barber shop which recently ceased operation; that licensing requirements have caused the case to be filed; that the change of use from a barber shop to a beauty 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 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 parlor in a 2-story frame store and apartment building, on premises at 8808 S. Commercial Avenue, upon condition that the hours of operation shall be limited to the hours between 9 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 license is issued.

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

APPLICANT: Dickson Kweku Arhen

CAL. NO. 262-98-A

APPEARANCES FOR: None

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 4546 N. Broadway

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
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: George Vrechek

CAL. NO. 263-98-A

APPEARANCES FOR: George Vrechek

MAP NO. 2-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 743 S. Dearborn 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, George Vrechek, owner, on May 5, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing public fee parking lot (non-accessory), in a C3-6 Commercial-Manufacturing District, on premises at 743 S. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 1998, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.4-3 (5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998; and

WHEREAS, the district maps show that the premises is located in a C3-6 Commercial-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 subject site is improved with a paved surface non-accessory parking lot; that the testimony presented indicates that the parking spaces at the site are rented on a monthly basis to condominium buildings and restaurants and that some spaces are available for a fee to the general public; that the said parking lot has been located at the subject since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that evidence presented indicates that the site was occupied circa 1885 as a lot used for parking horse drawn carriages; 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 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 an existing public fee parking lot (non-accessory), on premises at 743 S. Dearborn Street, 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: System Parking, Inc.

CAL. NO. 264-98-A

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 2650 N. Lakeview 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: Bruce Gershenzon & Linda Schwartz **CAL. NO.** 265-98-A
APPEARANCES FOR: Katriina McGuire, Bernard Citron, Linda Schwartz-Gershenzon **MAP NO.** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** July 17, 1998
PREMISES AFFECTED- 2033 N. Orleans 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, Bruce Gershenzon and Linda Schwartz, for American National Bank and Trust Co. of Chicago, Tr. #65054, owner, on May 19, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of an existing non-conforming dwelling unit on the ground floor into the 2nd floor in a 4-story brick 2-dwelling unit building with office space on the 2nd floor, in a B3-3 General Retail District, on premises at 2033 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1998, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.4-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998; and

WHEREAS, the district maps show that the premises is located in a 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 subject site is improved with a 4-story brick 2-dwelling unit building; that the subject building was originally constructed approximately 100 years ago as a rooming house and was legally permitted in 1964 to deconvert to a 2-dwelling unit building with office space; that the building presently contains a dwelling unit on the ground floor, office space on the 2nd floor, the appellant's photography studio on the 3rd floor and a loft dwelling unit on the 4th floor; that the appellants, who have recently married, seek to deconvert the 2 existing dwelling units into a single-family residence by duplexing the existing ground floor dwelling unit into the 2nd floor thereby eliminating the office space, maintain the 3rd floor photography studio and use the 4th floor loft space for additional living space and bedrooms for family use; that the appellants contend that they are not expanding the existing non conforming use because the building always had a non-conforming residential use on the ground floor since its construction and they are only duplexing the ground floor dwelling unit into the second floor; that no violation of the zoning ordinance exists and that the appellants have established the basis of their appeal; it is therefore

MINUTES OF MEETING

July 17, 1998

Cal. No. 265-98-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 an existing non-conforming dwelling unit on the ground floor into the 2nd floor in a 4-story brick 2 dwelling unit building with office space on the 2nd floor, on premises at 2033 N. Orleans Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and the deconversion to a single-family dwelling as delineated and stated herein by the appellants; 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: George Gill

CAL. NO. 266-98-A

APPEARANCES FOR:

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 2252 N. Monticello Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 18, 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: Briar Building Limited Partnership **CAL. NO.** 267-98-A

APPEARANCES FOR: Michael Rothstein, Bruce Wechsler **MAP NO.** 7-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 17, 1998

PREMISES AFFECTED- 540 W. Briar Place

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, Briar Building Limited Partnership, owner, on May 13, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming office into a dwelling unit in a non-conforming 9-story retail space and 110 dwelling unit building, in an R5 General Residence District, on premises at 540 W. Briar Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.8-1 (2), 7.5-5, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 on May 8, 1975, the City Council rezoned the subject site from R7 General Residence to R5 General Residence; that the subject site is a 15,494 sq.ft. lot improved with a non-conforming 9-story retail space and 110 dwelling unit building built in the 1920's; that the appellant proposes to convert a ground floor retail space which fronts onto Cambridge Street and which has been vacant for 2 years to a 3 bedroom dwelling unit; that an on-site parking space will be provided for the resident of the new dwelling unit; that an ordinance will be introduced to the City Council by the alderman of the ward to have the existing "No Parking" signs located in front of the building removed which will furnish 2 additional on-street parking spaces; that the change of use from a non-conforming office space to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

MINUTES OF MEETING

July 17, 1998

Cal. No. 267-98-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 conversion of a non-conforming office into a dwelling unit, with an on-site parking space provided, in a non-conforming 9-story retail space and 110 dwelling unit building, on premises at 540 W. Briar Place, 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: Camille Gonder

CAL. NO. 268-98-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 9-P

APPEARANCES AGAINST:

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 3625 N. Panama 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: Porfiria Meza **CAL. NO.** 269-98-A

APPEARANCES FOR: John J. Pikarski, Jr., Porfiria Meza **MAP NO.** 16-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 17, 1998

PREMISES AFFECTED- 3841 W. 66th 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, Porfiria Meza, owner, on May 26, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1½-story brick and frame building as 2 dwelling units, in an R2 Single-Family Residence District, on premises at 3841 W. 66th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-2, 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1998; 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 improved with a 1½-story brick and frame building; that evidence presented indicates that the building was occupied by 2 dwelling units prior to the year 1942 and that architectural details such as door trims, plumbing, wood lathe and plaster on the 2nd floor indicates that the building was constructed prior to 1941; that the appellant has a right to continue the occupancy of the building as 2 dwelling units provided the building is brought into compliance with applicable building code regulations; 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 use of a 1½-story brick and frame building as 2 dwelling units, on premises at 3841 W. 66th Street, 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: Rashed Kahn **CAL. NO.** 270-98-A

APPEARANCES FOR: John J. Pikarski, Jr., Rashed Kahn **MAP NO.** 11-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 17, 1998

PREMISES AFFECTED- 4206-14 N. 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Rashed Kahn, owner, on May 7, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 35 dwelling units, in a B3-2 General Retail District, on premises at 4206-14 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.6-3 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 4-story brick apartment building; that the testimony presented indicates that architectural details such as exterior windows, entrance doorways and the configuration of the entire building indicates that 3 disputed garden-level apartments existed in the building prior to 1957; that the appellant has a right to continue the occupancy of the building as 35 dwelling units provided the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; 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 authority to certify the use of a 3-story brick building as 35 dwelling units, on premises at 4206-14 N. Pulaski Road, 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: Rico Paone CAL. NO. 271-98-A

APPEARANCES FOR: John J. Pikarski, Jr. MAP NO. 2-G

APPEARANCES AGAINST: MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 626 S. Racine Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 16, 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: Ralph Davino **CAL. NO.** 272-98-S
APPEARANCES FOR: John J. Pikarski, Jr., Ralph Davino **MAP NO.** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 17, 1998
PREMISES AFFECTED-- 1534-54 W. Taylor Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of 13 leased parking spaces in an existing parking garage as off-site accessory parking, in Residential Planned Development #66, on premises at 1534-54 W. Taylor Street, to fulfill the parking requirement for the establishment of a restaurant in a proposed 2-story building at 1529-31 W. Taylor Street.

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 July 17, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 29, 1998; and

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

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

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

That the terms of the individual leases for each of the subject 13 parking spaces, as agreed on by the parties, shall be for a period of 5 years commencing in 1999 with an option to extend the term for an additional 5 year period;

(Additional conditions follow on page 42a.)

MINUTES OF MEETING

July 17, 1998

Cal. No. 272-98-S

That the applicant shall provide signs that specifically identify the 13 parking spaces as reserved parking for patrons of the restaurant to be located at 1529-31 W. Taylor Street;

That the employees of the aforesaid restaurant shall be provided unrestricted access to the gated parking garage; and be it further

RESOLVED, that the 13 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with Section 5.8-5 of the zoning ordinance.

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
July 17, 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--

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: Michael Finan

CAL. NO. 134-98-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2840 N. Halsted 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 dwelling units below the 2nd floor in a proposed 4-story 7- dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Michael Finan
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:
PREMISES AFFECTED-- 2840 N. Halsted Street

CAL. NO. 135-98-Z

MAP NO. 7-G

MINUTES OF MEETING
July 17, 1998

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 7 dwelling unit building, whose front yard will be 10' instead of 15' and whose lot area is 6,500 sq.ft. instead of 7,000 sq.ft. required (7% reduction).

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: Michael Finan

CAL. NO. 136-98-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2846 N. Halsted 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 dwelling units below the 2nd floor in a proposed 4-story 7- dwelling unit building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Michael Finan

CAL. NO. 137-98-Z

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1998

PREMISES AFFECTED-- 2846 N. Halsted Street

NATURE OF REQUEST-Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 7-dwelling unit building, whose front yard will be 10' instead of 15' and whose lot area is 6,500 sq.ft. instead of 7,000 sq.ft. required (7% reduction).

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: Daniel Lassman

CAL. NO. 174-98-Z

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 17, 1998

PREMISES AFFECTED-- 1418 W. Cortez Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4th story addition to an existing 3-story brick building all of which will contain 7 dwelling units, whose front yard will be 2.67' instead of 5.25', with no rear yard instead of 30' and with no provision for one required loading berth.

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: Mary and Felix Gonzalez

CAL. NO. 184-98-A

APPEARANCES FOR: None

MAP NO. 16-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 17, 1998

PREMISES AFFECTED- 4355 W. Marquette Road

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

July 17, 1998

Cal. No. 149-97-Z

Cal. No. 150-97-S

Cal. No. 151-97-Z

Lauren G. Robinson, for All Nations United Pentecostal Church, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 1-story 149-seat church building, whose front yard will be 10', whose north side yard will be 6.5', and whose south side yard will be 11' instead of 20', 15, and 15', respectively, on premises at 8700 S. Union Avenue, approved by the Board on July 17, 1997, in Cal. No. 149-97-Z; for the approval of the establishment of an off-site accessory parking lot for 14 private passenger automobiles on premises at 8710 S. Union Avenue, to satisfy the parking requirement for the aforesaid church building, approved by the Board, on July 18, 1997, in Cal. No. 150-97-S; and to permit the aforesaid off-site accessory parking lot at 8710 S. Union Avenue with no front yard instead of 20', approved by the Board on July 18, 1997, in Cal. No. 151-97-Z.

Ms. Robinson stated that due to unforeseen circumstances, including changes in the procedures of the Department of Buildings with respect to the processing of building permits, the applicant will not be able to obtain a building permit and begin construction on the premises within the twelve month validity period of the resolutions granted by the Board in the aforesaid cases.

Chairman Spingola moved that the request be granted and that the time for obtaining necessary building permits in Cal. Nos. 149-98-Z, 150-98-S, and 151-98-Z be extended to July 18, 1999. The motion prevailed by yeas and nays as follows:

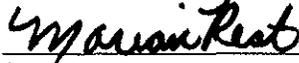
Yeas- Spingola, Konstantelos, McCabe-Miele. Nays- None. Absent - Martin,

MINUTES OF MEETING

July 17, 1998

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

The motion prevailed and the Board adjourned to meet in regular meeting on August 21, 1998.


Secretary