

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 201, City Council Chambers, 121 N. LaSalle Street
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

MINUTES OF MEETING
November 20, 1998

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on October 16, 1998 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Jeffrey L. Jozwiak **CAL. NO.** 409-98-Z
APPEARANCES FOR: Jeffrey L. Jozwiak **MAP NO.** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 1923 W. Wellington 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 floor addition to an existing 1½-story frame single family dwelling whose front yard will be 18.89' instead of 20' with a west side yard of 0.74' and an east side yard of 2.76' instead of 5.8' each and which addition will result in a 15% (441 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: Paschal Dunican

CAL. NO. 410-98-Z

APPEARANCES FOR: Maureen Pikarski, Paschal Dunican

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 3234 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 a 2-story frame single family dwelling, with no south side yard instead of 5'.

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: Patricia Coverick

CAL. NO. 411-98-Z

APPEARANCES FOR: Patricia Coverick

MAP NO. 24-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 2536 W. 102nd Street

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 2-story addition to an existing 2-story single family dwelling on a reverse corner lot, with a rear yard of 9.98' 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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: Ed Hamberg

CAL. NO. 412-98-Z

APPEARANCES FOR: Rob Shapiro

MAP NO. 12-C

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 5235 S. Cornell Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 & R7 General Residence Districts, the reduction of the north side yard to 1.94' and 4' instead of 6' in order to allow the division of an improved zoning lot into 2' lots, and to erect a 1-story connection corridor between 2 existing buildings on a through lot, with no midway 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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: Ed Hamberg

CAL. NO. 413-98-Z

APPEARANCES FOR: Rob Shapiro

MAP NO. 12-C

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 5200 S. Hyde Park Boulevard

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 & R7 General Residence Districts, the erection of a 2-story synagogue for 350 persons on a through lot whose midway rear yard will be 5' instead of 30' required.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 November 20, 1998, the Zoning Board of Appeals granted variations to the applicant to permit the reduction of the north side yard to 1.94' and 4' instead of 6' in order to allow the division of an improved zoning lot into 2' lots, and to erect a 1-story connection corridor between 2 existing buildings on a through lot, with no midway rear yard instead of 30', on premises at 5235 S. Cornell Avenue, in Cal. No. 412-98-Z; 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: Andres Lopez

CAL. NO. 414-98-Z

APPEARANCES FOR: Andres Lopez

MAP NO. 11-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 4344 N. Monticello 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 3rd floor 457.65 sq. ft. addition to an existing 2½-story 2 dwelling unit building, whose front yard will be 13.3' instead of 20' with no north side yard and a south side yard of 5' instead of 5.17' each, all of which addition will not exceed 15% of the floor area existing in the building prior to the 1957 comprehensive amendment in 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 & Z Enterprises, Inc.

CAL. NO. 415-98-Z

APPEARANCES FOR: Ed Grossman, Casey Zubek

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

November 20, 1998

PREMISES AFFECTED-- 1858 W. Superior 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 3-story with penthouse level single family dwelling whose front yard will be 3' instead of 7.54', with side yards of 1.85' instead of 6.2' and with a rear yard of 12.9' instead of 30'.

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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 25.09' x 62.95' unimproved lot with no alley access and is located on the northeast corner of N. Wolcott Avenue and W. Superior Street; that the applicant proposes to build a 3-story with penthouse level single-family dwelling at the subject site; that no evidence was presented to indicate that the variations requested are necessary to obtain a reasonable return on the subject property or that the plight of the owner was not self-created; that the garage door of the proposed single-family dwelling will open directly onto the pedestrian sidewalk which creates a potentially serious safety hazard to pedestrian and vehicular traffic; that the requested front yard setback is inconsistent with existing front yard setbacks thereby altering the essential character of this block of W. Superior Street; it is therefore

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

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

APPLICANT: J & Z Enterprises, Inc. CAL. NO. 416-98-Z
APPEARANCES FOR: Ed Grossman, Casey Zubek MAP NO. 1-H
APPEARANCES AGAINST: None MINUTES OF MEETING
November 20, 1998
PREMISES AFFECTED-- 1856 W. Superior 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 3-story with penthouse level single family dwelling whose front yard will be 3' instead of 7.54', with side yards of 1.85' instead of 2.5' and with a rear yard of 12.9' instead of 30'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 25.09' x 62.95' unimproved lot with no alley access; that the applicant proposes to build a 3-story with penthouse level single-family dwelling at the subject site; that no evidence was presented to indicate that the variations requested are necessary to obtain a reasonable return on the subject property or that the plight of the owner was not self-created; that the garage door of the proposed single-family dwelling will open directly onto the pedestrian sidewalk which creates a potentially serious safety hazard to pedestrian and vehicular traffic; that the requested front yard setback is inconsistent with existing front yard setbacks thereby altering the essential character of this block of W. Superior Street; it is therefore

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

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

APPLICANT: J & Z Enterprises, Inc. **CAL. NO.** 417-98-Z
APPEARANCES FOR: Ed Grossman, Casey Zubek **MAP NO.** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 1852 W. Superior 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 3-story with penthouse level single family dwelling whose front yard will be 3' instead of 7.54', with side yards of 1.85' instead of 2.5' and with a rear yard of 12.9' instead of 30'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 25.09' x 62.95' unimproved lot with no alley access; that the applicant proposes to build a 3-story with penthouse level single-family dwelling at the subject site; that no evidence was presented to indicate that the variations requested are necessary to obtain a reasonable return on the subject property or that the plight of the owner was not self-created; that the garage door will open directly onto the pedestrian sidewalk which creates a potentially serious safety hazard to pedestrian and vehicular traffic; that the requested front yard setback is inconsistent with existing front yard setbacks thereby altering the essential character of this block of W. Superior Street; it is therefore

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

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

APPLICANT: 1515 N. Wells Limited Partnership **CAL. NO.** 418-98-Z
APPEARANCES FOR: C. Victoria Alemeida **MAP NO.** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 1511-17 N. Wells Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 7-story 31 dwelling unit building with business use and parking on the two lower floors and with no provision for one 10' x 25' 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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: S & S Home Builders, Inc.

CAL. NO. 419-98-Z

APPEARANCES FOR: Scott Schiller

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING

PREMISES AFFECTED-- 823 W. Lill Street

November 20, 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 3-story 9 dwelling unit building with no east side yard instead of 7.5' and no provision for 1-10' x 25' 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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: Robert & Lisa FitzSimmons

CAL. NO. 420-98-Z

APPEARANCES FOR: William J. Hennessy

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING

November 20, 1998

PREMISES AFFECTED-- 1620 N. Sedgwick Street - Unit 1

NATURE OF REQUEST-- Applicant for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3rd floor addition to an existing 2½ story single family condominium building on the rear of a lot additionally improved with a 2 ½ story dwelling on the front of the lot with no rear yard instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 15, 1999.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Venante Jose

CAL. NO. 421-98-Z

APPEARANCES FOR: Venante Jose

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED-- 1448-50 W. Arthur Avenue

November 20, 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 additions to the 3 front entrances of an existing 19 dwelling unit 3-story brick building on a reverse corner lot, with no front yard instead of 15' & 7.5' and which additions will not exceed 15% of the floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 15, 1999.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: BK Partners, LLC

CAL. NO. 422-98-S

APPEARANCES FOR: Gary I. Wigoda, Robert Burke

MAP NO. 5-H

APPEARANCES AGAINST: Peter Berg

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1929-31 N. Damen Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the Zoning Ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 6* dwelling unit condominium 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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.

*Amended at the public hearing.

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

APPLICANT: BK Partners, LLC

CAL. NO. 423-98-Z

APPEARANCES FOR: Gary I. Wigoda, Robert Burke

MAP NO. 5-H

APPEARANCES AGAINST: Peter Berg

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1929-31 N. Damen Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6* dwelling unit building whose front yard will 4' instead of 15', with a north side yard of 3' and a south side yard of 3.22' instead of 4.82' each.

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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 November 20, 1998, the Zoning Board of Appeals approved the establishment of dwelling units below the 2nd floor in a proposed 4-story 6 dwelling unit condominium building, at the subject site, in Cal. No. 422-98-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: El Hogar Del Nino

CAL. NO. 424-98-Z

APPEARANCES FOR: Joseph V. Bomba

MAP NO. 4-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1710-18 S. Loomis 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 13,898 sq. ft. addition to an existing day care and community center with no transitional front yard and no provision for 1 required 10' x 25' 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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: El Hogar Del Nino

CAL. NO. 425-98-S

APPEARANCES FOR: Joseph V. Bomba

MAP NO. 4-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1631 S. Loomis Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 4 private passenger automobiles, in an R4-General Residence District to fulfill the parking requirements for a proposed addition to a day care and community center at 1718 S. Loomis Street.

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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 November 20, 1998, the Zoning Board of Appeals granted a variation permitting the erection of a 13,898 sq.ft. addition to an existing day care and community center with no transitional front yard and no provision for 1 required 10' x 25' loading berth, on premises at 1710-18 S. Loomis Street, in Cal. No. 424-98-Z; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 19a.)

MINUTES OF MEETING

November 20, 1998

Cal. No. 425-98-S

That the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete 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 6 feet high chain link fencing shall be provided on the north lot line; that a 2 feet high steel bumper guard rail shall be provided on the west lot line; that an 8 inch high concrete wall shall be provided on the south lot line excepting the entry to a parking space;

That lighting and striping shall be provided;

That ingress and egress to the parking spaces shall be from the alley abutting the site to the south and to the east provided a waiver of the alley barrier requirement is obtained from the City Council;

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: El Hogar Del Nino

CAL. NO. 426-98-Z

APPEARANCES FOR: Joseph V. Bomba

MAP NO. 4-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1631 S. Loomis Street

NATURE OF REQUEST-- Application for a variation under article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site parking lot for 4 private passenger automobiles, with no front yard instead of 15' required.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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 November 20, 1998, the Zoning Board of Appeals, in Cal. No. 425-98-S, approved the establishment of an off-site parking lot for 4 automobiles at the subject site to fulfill the parking requirement for a proposed addition to a day care and community center at 1718 S. Loomis Street, 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: County of Cook

CAL. NO. 427-98-S

APPEARANCES FOR: William Motto

MAP NO. 16-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1135-45 W. 69th 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 government operated health center in a proposed 10,600 sq. ft. facility 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 install landscaped yards and decorative metal fencing along the subject building's W. 69th Street and S. May Street frontages consistent with the site plan prepared by Vernon Williams, Architects, dated November 1, 1998.

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

APPLICANT: County of Cook

CAL. NO. 428-98-S

APPEARANCES FOR: William Motto

MAP NO. 16-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 6901-07 S. May Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 25 private passenger automobiles, in a B2-1 Restricted Retail District, to satisfy the parking requirement for a proposed government operated health facility at 1135-45 W. 69th 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 November 20, 1998, the Zoning Board of Appeals approved the establishment of a government operated health care center in a proposed 10,600 sq.ft. facility, on premises at 1135-45 W. 69th Street, in Cal. No. 427-98-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 proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 22a.)

MINUTES OF MEETING

November 20, 1998

Cal. No. 428-98-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 metal fencing shall be installed along the parking lot's W. 69th Street and S. May Street frontages and that 6' high decorative solid wood fencing shall be installed on the east lot line and on the south lot line to screen the parking lot from abutting residential property;

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

That ingress and egress shall be from driveways located on W. 69th Street and on S. May Street; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the public alley abutting the site to the east;

That security gates shall provided at the established entrances / exits;

That landscaping shall be provided consistent with the site plan prepared by Vernon Williams, Architects, dated November 1, 2998;

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: JAG Partnership

CAL. NO. 429-98-S*

APPEARANCES FOR: Lawrence M. Lusk, James P. Bolduc

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1701-17 W. Walnut Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 62* private passenger automobiles, in an M1-2 Restricted Manufacturing District, to serve the office building at 1640 W. Walnut Street.

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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 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 23a.)

*Amended at the public hearing.

MINUTES OF MEETING

November 20, 1998

Cal. No. 429-98-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 metal fencing shall be provided on the north, east, and west lot lines; that 6' high chain link fencing shall be provided on the south lot line excepting the entrance / exit;

That striping and lighting shall be provided;

That ingress and egress shall be via the public alley abutting the site to the south provided a waiver of the alley barrier requirement or a vacation of the alley is obtained from the City Council;

That the lot shall be securely locked at all times when not in use by the office building located at 1640 W. Walnut Street;

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: JAG Partnership **CAL. NO.** 429A-98-S*
APPEARANCES FOR: Lawrence Lusk, James P. Bolduc **MAP NO.** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 1700-16 W. Lake Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 61* private passenger automobiles, in an M1-2 Restricted Manufacturing District, to serve the office building at 1640 W. Walnut Street.

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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 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 24a.)

*Amended at the public hearing.

MINUTES OF MEETING

November 20, 1998

Cal. No. 429A-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 metal fencing shall be provided on the west, east and south lot lines; that a 6' high chain link fence shall be provided on the north property line, excepting the entrance / exit;

That striping and lighting shall be provided;

That ingress and egress shall be via the public alley abutting the site to the north provided a waiver of the alley barrier requirement or vacation of the alley is obtained from the City Council;

That the lot shall be securely locked at all times when not in use by the office building located at 1640 W. Walnut Street;

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: PBMT Partnership **CAL. NO.** 430-98-S
APPEARANCES FOR: Lawrence M. Lusk, James P. Bolduc **MAP NO.** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 1643 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 parking lot for 12 private passenger automobiles, in an M2-4 General Manufacturing District, to serve an office building located at 1640 W. Walnut Street.

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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 25a.)

MINUTES OF MEETING

November 20, 1998

Cal. No. 430-98-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;

That decorative metal fencing shall be provided on the north and south lot lines;

That striping, lighting, and concrete wheel stops 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 landscaping shall be provided in substantial conformance with the landscaping plan prepared by the Lannert Group, dated November 19, 1998;

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

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

APPLICANT: Ada S. McKinley Community Services, Inc.

CAL. NO. 431-98-S

APPEARANCES FOR:

MAP NO. 20-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 2331-37 W. 79th Place

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and establishment of a playground and off-site parking lot for 8-10 private passenger automobiles, in a B1-1 Local Retail District, to serve a proposed day care center in an existing 1-story brick building at 7930 S. Western Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 18, 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: Community In Action, Inc.

CAL. NO. 432-98-S

APPEARANCES FOR: Katriina McGuire

MAP NO. 2-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 812-24 S. Springfield Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 11 private passenger automobiles, in an R4 General Residence District, to serve a 9 dwelling unit building located at 817-23 S. Springfield 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

MINUTES OF MEETING

November 20, 1998

Cal. No. 432-98-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 existing landscaping, wrought iron fencing and lighting shall be maintained;

That ingress and egress shall be via S. Springfield Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the public alley abutting the site to the north;

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: Rev. Lester Minter

CAL. NO. 433-98-S

APPEARANCES FOR: Rev. Lester Minter

MAP NO. 3-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 4741 W. Augusta 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 parking lot for 12 private passenger automobiles, in an R4 General Residence District, to satisfy the parking requirement for a proposed church in an existing 1-story brick building at 947 N. Cicero 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 proposed parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 28a.)

MINUTES OF MEETING

November 20, 1998

Cal. No. 433-98-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 metal fencing shall be provided along the W. Augusta Boulevard frontage and the first 15 feet of the east property line from the front lot line; that a 6' high solid wood fence shall be provided along the remainder of the east property line to screen the parking lot from abutting residential property; that 6' high chain link fencing shall be provided along the west lot line, excepting the entrance/exit, and along the south lot line;

That striping and lighting which shall be directed away from abutting residential properties to the west and east shall be provided; that concrete wheel stops shall be provided;

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

That landscaping shall be provided in substantial conformance with the landscape plan prepared by Onyx Architects, Inc., dated July 3, 1998;

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: Second Federal Savings & Loan Assoc. of Chicago CAL. NO. 434-98-S

APPEARANCES FOR: Russell R. Custer, Jr., Mark Doyle MAP NO. 10-1

APPEARANCES AGAINST: None MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 3022 W. 43rd Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 11 private passenger automobiles in a B5-2 General Service District, to satisfy the parking requirements of a proposed bank and offices in the conversion of an existing 1-story brick building at 4281 S. Archer 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 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 29a.)

MINUTES OF MEETING

November 20, 1998

Cal. No. 434-98-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 metal fencing shall be provided on the west property line and on the south property line, excepting the driveway;

That lighting and striping shall be provided;

That ingress shall be from W. 43rd Street; that egress shall be via the public alley abutting the site to the north onto Whipple Street provided a waiver of the alley barrier requirement is obtained from the City Council; that the W. 43rd Street driveway shall be constructed in accordance with applicable ordinances;

That landscaping shall be provided as shown on the site plan prepared by W. Steven Gross Architectural Associates, dated September 1, 1998;

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: Regent Retail, Inc. **CAL. NO.** 435-98-S
APPEARANCES FOR: Jill Cameron, Ray Batkiewicz **MAP NO.** 9-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 3256 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 leasing* of an off-site parking lot for 26 private passenger automobiles, in a B5-1 General Service District. to fulfill the parking requirement for a proposed retail store in an existing building at 3249-59 N. Central 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 term of the lease of the subject site premises shall coincide with the terms of the lease of the proposed retail store premises located at 3249-59 N. Central Avenue, including all renewal terms set forth in and available to the Lessee under the 3249-59 N. Central Avenue lease;

(Additional conditions follow on page 30a.)

*Amended at the public hearing.

MINUTES OF MEETING

November 20, 1998

Cal. No. 435-98-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 existing paving, fencing, lighting and drainage shall be maintained;

That the applicant shall install landscaping in substantial conformance with plans prepared by Gazso Design dated November 20, 1998;

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: Regent Retail Inc.

CAL. NO. 436-98-S

APPEARANCES FOR: Jill Cameron, Ray Batkiewicz

MAP NO. 9-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 3242 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 leasing* of an off-site parking lot for 20 private passenger automobiles, in a B5-1 General Service District, to fulfill the parking requirement for a proposed retail store in an existing building at 3249-59 N. Central 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 term of the lease of the subject parking lot shall coincide with the term of the lease of the proposed retail store premises located at 3249-59 N. Central Avenue, including all renewal terms set forth in and available to Lessee under the 3249-59 N. Central Avenue lease;

(Additional conditions follow on page 31a.)

*Amended at public hearing.

MINUTES OF MEETING

November 20, 1998

Cal. No. 436-98-S

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

That the existing paving, striping, and drainage shall be maintained;

That the applicant shall install landscaping in substantial conformance with the plans prepared by Gazso Design dated November 10, 1998;

That it shall be the responsibility of the applicant to improve and maintain the lot 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: LaSalle-Kinzie Partnerships

CAL. NO. 437-98-S

APPEARANCES FOR: William J. Hennessy

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 343-359 N. LaSalle 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 public parking garage facility for 403 of 616 spaces provided in a proposed 47-story building containing 387 dwelling units and retail space, in a C3-6 Commercial-Manufacturing District.

ACTION OF BOARD--

CASE CONTINUED TO
DECEMBER 18, 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: Crown Chicago, L.L.C., a Delaware L.L.C. CAL. NO. 438-98-S

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

APPEARANCES AGAINST: None MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 1233-49 W. Jackson Boulevard / 1228-52 W.Gladys Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 153 private passenger automobiles in an M1-3 Restricted Manufacturing District, to serve a 6 & 7 story office building at 1224 W. Van Buren Street.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 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 33a.)

MINUTES OF MEETING

November 20, 1998

Cal. No. 438-98-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 metal fencing shall be provided on the north, west and south lot lines, excepting the driveways; that a 6' high solid wood fence shall be provided on the east lot line to screen the facility from abutting residential property:

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

That ingress shall be from driveways located on W. Jackson Boulevard; that egress shall be from a driveway located in the southwest corner of the site onto W. Gladys Avenue; that the public alley abutting a portion of the subject site's west property line shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances:

That landscaping shall be installed in substantial compliance with the plans prepared by Space Consultants, dated November 20, 1998:

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: Viktor Jakovljevic and Joseph Zivkovic **CAL. NO.** 439-98-Z
APPEARANCES FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 2325 W. Harrison 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 4-story 4 dwelling unit masonry building whose front yard will be 12.5' 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 November 20, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 4, 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: Viktor Jakovljevic and Joseph Zivkovic **CAL. NO.** 440-98-S
APPEARANCES FOR: Thomas S. Moore, Viktor Jakovljevic **MAP NO.** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 2327, 29, 31, 33, 35, & 37 W. Harrison 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 off-site parking spaces for private passenger automobiles to satisfy the parking requirements for six 4 dwelling unit buildings proposed to be erected on the front of the lots, in an R5 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 at the rear of the proposed 4 dwelling unit buildings 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 35a.)

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

MINUTES OF MEETING

November 20, 1998

Cal. No. 440-98-S

That 5' high privacy fencing shall be provided on the east and west lot lines and on the south lot line, excepting the driveways;

That striping shall be provided; that lighting shall be provided which is directed away from the proposed condominium dwelling units;

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

RESOLVED, that one 8' x 19' parking space shall be deeded with each condominium dwelling unit.

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

APPLICANT: Domingo Cabal and Teresita Cabal **CAL. NO.** 441-98-S
APPEARANCES FOR: Kenneth R. Rosenburg, Domingo Cabal **MAP NO.** 11-1
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 3148 W. Irving Park Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop to operate in conjunction with a retail jeweler in an existing 1-story brick store building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 4, 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 pawn shop operation shall be limited to jewelry only and that no appliances, electronic items, musical instruments, etc. shall be accepted as collateral for loans.

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

APPLICANT: Jose J. Munoz **CAL. NO.** 442-98-A

APPEARANCES FOR: Reyna Fernandez, Jose J. Munoz **MAP NO.** 8-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 20, 1998

PREMISES AFFECTED- 3559 S. Damen 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, Jose J. Munoz, owner, on October 1, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a travel agency on the 1st floor of a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 3559 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 27, 1998, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 building containing a non-conforming store on the first floor and dwelling unit on the second floor; that the subject site has been zoned for residential use since the adoption of the 1942 comprehensive amendment to the zoning ordinance; that no evidence was presented that the prior business uses were ever legally established at the subject site; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the establishment of a business use at the subject site; that inasmuch as the area in which the site is located consists of residential dwelling units the Board recommends that the appellant consider converting the non-conforming store premises to a dwelling unit; 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: Louis Hong

CAL. NO. 443-98-A

APPEARANCES FOR: Patrick C. Turner

MAP NO. 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 610-614 W. 26th Street

November 20, 1998

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

ACTION OF BOARD--

THE VOTE

CASE REMANDED BACK TO
ZONING ADMINISTRATOR AS
SUGGESTED BY ALDERMAN
JAMES BALCER.

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: Jim Finnegan

CAL. NO. 444-98-A

APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

November 20, 1998

PREMISES AFFECTED- 5354-56 N. Glenwood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 15, 1999.

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: Cutberto Tapia **CAL. NO.** 445-98-A

APPEARANCES FOR: Cutberto Tapia **MAP NO.** 6-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 20, 1998

PREMISES AFFECTED- 2656 S. Springfield 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, Cutberto Tapia, owner, on August 28, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in a 1-story brick non-conforming store and apartment building*, in an R3 General Residence District, on premises at 2656 S. Springfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 6.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 R4 General Residence District; that the subject site is improved with a 1-story brick building containing a non-conforming store and 1 dwelling unit; that the appellant is seeking to certify the subject building as two dwelling units; that the change of use of a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dwelling unit in a 1-story brick building for a total of 2 dwelling units, on premises at 2656 S. Springfield Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

*Amended at the public hearing.

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

APPLICANT: Jerry Smith

CAL. NO. 446-98-A

APPEARANCES FOR: None

MAP NO. 16-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 708-10 E. 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
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: Annette Wheeler

CAL. NO. 447-98-A

APPEARANCES FOR: Annette Wheeler

MAP NO. 16-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 6600 S. Claremont 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, Annette Wheeler, owner, on September 21, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a 2-story brick store and apartment building, in an R2 Single-Family Residence District, on premises at 6600 S. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1998, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-2."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick store and apartment building; that the subject site has been zoned residential since the inception of the first zoning ordinance in 1923; that the appellant seeks to establish a candy store in the store premises at the subject site; that the Board finds that any business use of the premises since 1923 would have been a non-conforming use due to the property's residential zoning; that Section 6.4-8 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts: that said section provides, in part, that any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after termination of the respective period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, *or* 40 years after

MINUTES OF MEETING

November 20, 1998

Cal. No. 447-98-A

the effective date of the comprehensive amendment on June 27, 1957, whichever last occurs; that of June 27, 1997 the subject site building has been fully amortized ; that the Board has no authority to permit a non -conforming business use in a non-conforming building that has reached its amortization termination; 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 if affirmed.

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

APPLICANT: Larry Villarreal

CAL. NO. 448-98-A

APPEARANCES FOR: Larry Villarreal

MAP NO. 6-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 3948 W. 26th 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, Larry Villarreal, owner, on October 8, 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 mini-mall in a 2-story brick building, in a B3-3 General Retail District, on premises at 3948 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 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 November 20, 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 proposed use is to be located in a B3-3 General Retail District; that the subject site is improved with a 2-story multi-store building; that the subject store premises has been previously occupied by business uses, the last use having been a western clothing store, which use ceased operation approximately 3 months ago; that the change of use to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a mini-mall in a 2-story brick building, on premises at 3948 W. 26th Street, on premises at 3948 W. 26th Street, 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 from 11 A.M. to 6 P.M. Sunday; 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: Clarence Gunn

CAL. NO. 449-98-A

APPEARANCES FOR: Clarence Gunn

MAP NO. 18-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 1448-50 W. 79th 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, Clarence Gunn, for Less Ross, owner, on October 15, 1998, 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 B2-2 Restricted Retail District, on premises at 1448-50 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in a B2-2 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the testimony presented indicates that the subject store premises has been previously occupied by business uses, the last use having been a candy store which use recently ceased operation; that the applicant seeks to establish a barber shop at the subject site; that licensing requirements have caused the case to be filed; that the change of use from a candy store to a barber shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop in a 2-story brick store and apartment building, on premises at 1448-50 W. 79th Street, 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: Linda S. Brown & Patricia Davis **CAL. NO.** 450-98-A

APPEARANCES FOR: Patricia Davis **MAP NO.** 4-J

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 20, 1998

PREMISES AFFECTED- 3846 W. 19th 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, Linda S. Brown & Patricia Davis, owner, on October 6, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail food store on the 1st floor of a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 3846 W. 19th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998; and

WHEREAS, the district maps show that the premises is located in 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 has been zoning residential since the inception of the first zoning ordinance in 1923; that the subject site is improved with a 2-story brick building containing a non-conforming store on the first floor and an apartment on the second floor; that the appellant seeks to establish a retail food store in the store premises in the subject building; that the Board finds that any business use of the subject premises since 1923 would have been a non-conforming use due to the property's residential zoning; that Section 6.4-8 of Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that said amortization schedule provides, in part, that any building or structure, all or substantial all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof. *or* 40 years after

MINUTES OF MEETING

November 20, 1998

Cal. No. 450-98-A

the effective date of the comprehensive amendment on June 27, 1957, whichever last occurs; that as of June 27, 1997 the subject building has been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming building that has reached its amortization termination date; 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: Lessie Mobley **CAL. NO.** 451-98-A
APPEARANCES FOR: Lessie Mobley **MAP NO.** 16-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 20, 1998
PREMISES AFFECTED- 2333 W. Marquette Road
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, Lessie Mobley, for Cano Realty, owner, on October 6, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a transportation dispatch office on the first floor of a 4-story brick store and apartment building, in an R3 General Residence District, on premises at 2333 W. Marquette Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 has been zoned residential since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject site is improved with a 4-story brick multi-store and apartment building; that the appellant seeks to establish a transportation dispatch office in a store on the first floor of the subject building; that the Board finds that any business use of the subject store premises since the adoption of the 1957 comprehensive amendment to the zoning ordinance would have been non-conforming due to the property's residential zoning; that Section 6.4-8 of Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that said section provides, in part, that any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective period of time in the schedule, in this case 60 years from

MINUTES OF MEETING

November 20, 1998

Cal. No. 451-98-A

the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, *or* 40 years after the effective date of the comprehensive amendment on June 27, 1957, whichever last occurs; that as of June 27, 1997, the subject site building has been fully amortized; that the Board has no authority to permit a non-conforming business use is a non-conforming building that has reached its amortization termination date; 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: Robert Freitag

CAL. NO. 452-98-A

APPEARANCES FOR: Robert Freitag

MAP NO. 32-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 13403 S. Brandon Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Freitag, owner, on October 19, 1998, filed an appeal from the decision of the Office of the Zoning administrator in refusing to permit the establishment of a bicycle repair shop in a 1-story brick building, in an R4 General Residence District, on premises at 13403 S. Brandon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1998, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 November 20, 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 said use is located in an R4 General Residence District; that the subject site is improved with a 1-story brick building; that the testimony presented indicates that the appellant has operated a bicycle repair shop at the subject site for approximately 20 years; that on March 26, 1996, the City Council rezoned the subject site from B4-1 Restricted Service to R4 General Residence which rendered the subject bicycle repair shop a non-conforming use in the district; 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 a right to continue the operation of the bicycle repair shop at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a bicycle repair shop in a 1-story brick building, on premises at 13403 S. Brandon Avenue, 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: Proxy Saunders

CAL. NO. 453-98-A

APPEARANCES FOR: Proxy Saunders

MAP NO. 18-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:

November 20, 1998

PREMISES AFFECTED- 3458 W. 79th 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, Proxy Saunders, for Rossie Realty, owner, on September 24, 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 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 3458 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 23, 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 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 store building; that the subject store was previously occupied by an electrical store, which use recently ceased operation; that on March 7, 1979 the City Council rezoned the subject site from B4-1 Restricted Service to B2-1 Restricted Retail thereby rendering the proposed beauty parlor a non-conforming use at the site; that licensing requirements have caused the case to be filed; that the change of use from an electrical store to a beauty parlor is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty parlor in a 1-story brick building, on premises at 3458 W. 79th Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 7 P.M., daily; 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: Mir Z. Bokhari

CAL. NO. 454-98-A

APPEARANCES FOR: Mir Z. Bokhari

MAP NO. 14-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 3044 W. 59th 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, Mir Z. Bokhari, for John H. Fehrmann, owner, on September 18, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of the packaging and wholesale distribution of incense in a 1-story brick store building, in a B4-1 Restricted Service District, on premises at 3044 W. 59th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick multi-store building; that the appellant proposes to establish a packaging and wholesale distribution of incense business in a vacant store premises in the subject building; that no retail sale of merchandise is proposed; that the aforesaid proposed packaging and wholesaling operation requires Commercial zoning; that under Section 8.3-4 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Kirti Kahli

CAL. NO. 455-98-A

APPEARANCES FOR: None

MAP NO. 15-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 20, 1998

PREMISES AFFECTED- 6355 N. Maplewood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Donna Zerulla **CAL. NO.** 456-98-A
APPEARANCES FOR: Donna Zerulla **MAP NO.** 16-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 20, 1998
PREMISES AFFECTED- 6324 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, Donna Zerulla, for Progress Realty, owner, on September 23, 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 1-story store building, in a B2-1 Restricted Retail District, on premises at 6324 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 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 November 20, 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-story brick multi-store building occupied by the subject beauty parlor and four other businesses; that the testimony presented indicates that the appellant has operated a beauty parlor at the subject site for the past 10 years; 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 parlor in a 1-story store building, on premises at 6324 S. Pulaski Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license issued.

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

APPLICANT: Alba Lam & Anastacia Maldonado

CAL. NO. 457-98-A

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2785 N. Milwaukee Avenue

November 20, 1998

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: Public Building Commision

CAL. NO. 377-98-Z

APPEARANCES FOR:

MAP NO. 12-K

APPEARANCES AGAINST:

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 5074 S. Archer Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 15,500 sq. ft. public library facility with no provision for a required 10'x25' 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: Public Building Commission

CAL. NO. 378-98-S

APPEARANCES FOR:

MAP NO. 12-K

APPEARANCES AGAINST:

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 4138 W. 51st Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 8 private passenger automobiles, in a M1-1 Restricted Manufacturing District, to satisfy the parking requirement for a proposed public library at 5074 S. Archer Avenue.

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: Archer Bank

CAL. NO. 323-98-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 10-J

APPEARANCES AGAINST:

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 4658 S. Kedzie Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 19, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Bodan Ferguson **CAL. NO.** 341-98-Z
APPEARANCES FOR: John J. Pikarski, Jr., Bodan Ferguson **MAP NO.** 7-G
APPEARANCES AGAINST: Colin Metcalf, Victor Giustino **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 2845 N. Southport Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story addition to an existing 2-story coach house at the rear of the lot additionally improved with a 2 ½ story frame building on the front of the lot,* with no rear yard instead of 30', and whose north side yard will be .5' instead of 2.5'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 31, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 16, 1992, the City Council rezoned the subject site from B2-2 Restricted Retail to R5 General Residence; that the subject site is a 26' x 120' lot improved with a 2 ½ story frame residential building on the front of the lot and an existing non-conforming 2-story 517 sq.ft. coach house at the rear of the lot; that the applicant seeks to erect an 18' x 20'6" 2-story addition to the existing residential building on the front of the lot; that it is proposed to connect the existing coach house to the residential building on the front of the lot by a covered walkway; that the applicant proposes to reside in the expanded coach house structure; that no evidence was presented that would indicate that the property in question cannot yield a reasonable return without the requested variations nor that a unique circumstance exists; that the Board finds that the proposed covered walkway between the two buildings does not constitute sufficient attachment of the two buildings to make one principal building on the subject lot; that the Board finds that the proposed addition constitutes an expansion of an existing non-conforming use and under Section 6.4-4 of the zoning ordinance has no authority to grant the variations requested; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Silvia Castro & Charles Spiller **CAL. NO.** 328-98-S
APPEARANCES FOR: John J. Pikarski, Jr., Silvia Castro **MAP NO.** 10-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 4342 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 dwelling unit in a 1-story brick store and apartment building, in a B4-2 Restricted Service District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 31, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building containing a vacant store premises in the front and a dwelling unit in the rear; that the applicants purchased the subject building in 1981 and currently reside in the rear dwelling unit; that the applicants seek to expand the residential use on the first floor by remodeling the vacant store premises into a dwelling unit for themselves in order that applicant Castro's mother can occupy the existing rear dwelling unit; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site or that the value of other property in the neighborhood will not be negatively affected by the proposed use; it is therefore

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

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

APPLICANT: Centrum Equities, Inc.

CAL. NO. 374-98-S

APPEARANCES FOR:

MAP NO. 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 730-48 W. Garfield 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 a drive thru facility in a proposed Walgreens drug store, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 15, 1999,

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Western Irving Food Corporation

CAL. NO. 331-98-S

APPEARANCES FOR: Katriina McGuire

MAP NO. 11-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 4000-12 N. Western Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a Dunkin Donuts drive-through facility in a proposed 1-story addition to an existing 1-story mobile gasoline station facility, in a B4-2 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 31, 1998; and

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

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

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

That lighted directional ingress and egress signs shall be provided at the established entrances and exits;

That a "Stop-Do Not Enter" sign shall be erected at the exit on W. Irving Park Road;

MINUTES OF MEETING

November 20, 1998

Cal. No. 331-98-S

That ingress to the drive-through portion of the facility shall be from N. Western Avenue from a driveway located at the northeast corner of the site; that egress from the drive-through facility shall be onto W. Irving Park Road from a driveway located on the southwest corner of the site;

That there shall be no ingress nor egress via the alley abutting the site to the west;

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

That the order board speaker shall be separated from the adjacent residential property to the north by 6' high solid wood privacy fencing;

That the hours of operation of the drive-through facility shall be limited to the hours between 5 A.M. and 10 P.M., Monday through Friday and from 6 A.M. to 10 P.M. Sundays and holidays;

That landscaping shall be installed as depicted on the plan prepared by Copeland Associates, Inc., dated October 8, 1998.

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

APPLICANT: Robert King

CAL. NO. 334-98-S

APPEARANCES FOR: Mark J. Kupiec, Robert King

MAP NO. 18-H

APPEARANCES AGAINST: Cora Thompson Burks, et al.

MINUTES OF MEETING
November 20, 1998

PREMISES AFFECTED-- 7330 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 car wash, in a 1-story brick garage building, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 15, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Temple of God in Jesus Christ **CAL. NO.** 337-98-S
APPEARANCES FOR: William Jackson, Rev. Daniel Davis **MAP NO.** 24-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 20, 1998
PREMISES AFFECTED-- 149 W. 95th 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 church, on the 1st floor of an existing 1 & 2 story brick store and apartment building, in a B2-1 Restricted Retail 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 November 20, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 31, 1998; and

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

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

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

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

APPLICANT: Laporte Beauty Salon & Boutique

CAL. NO. 353-98-A

APPEARANCES FOR: None

MAP NO. 13-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:

November 20, 1998

PREMISES AFFECTED- 5054 N. Sheridan Road

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

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
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: St. Odisho Church

CAL. NO. 248-98-S

APPEARANCES FOR: John G. Spatuzza

MAP NO. 15-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 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--

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 November 20, 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: St. Odisho Church

CAL. NO. 249-98-Z

APPEARANCES FOR: John G. Spatuzza

MAP NO. 15-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 20, 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--

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 November 20, 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 November 20, 1998, the Board approved, in Cal. No. 248-98-S, the expansion of an existing church (approved by the Board on April 19, 1985, in Cal. No. 118-85-S) by the erection of a 2nd story addition, at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

MINUTES OF MEETING

November 20, 1998

Cal. No. 316-97-S

Stacey Rubin Silver, for The Old Town School of Folk Music, owner, presented a written request for a letter of correction of certain conditions contained in the resolution approved by the Zoning Board of Appeals on September 19, 1997, in Cal. No. 316-97-S, for the establishment of an off-site accessory parking lot for 45 private passenger automobiles, in a B5-2 General Service District, on premises at 2212 W. Sunnyside Avenue, to satisfy the parking requirement for a theater / music school proposed in the Hild Library building located at 4536-46 N. Lincoln Avenue; and for which an extension of time was granted on October 16, 1998 to September 19, 1999.

Ms Silver is requesting approval of a new landscape plan, prepared by the applicant's current engineer and landscape consultant, McClier, dated November 17, 1998 and for authorization to permit ingress and egress for one parking space from the north alley and for two parking spaces from the east alley, as indicated on the aforesaid new landscape plan.

In support of these requested changes, Ms. Silver stated that a revised landscaping plan was designed to address the comments received from the Department of Zoning concerning the original landscaping design. The applicant is requesting that the Board consider the revised landscaping plan in place of the original plan approved as a condition of the special use permit. The original plan provides for 45 parking spaces based on an anticipated seating capacity of 350 in the auditorium and the anticipated number of 30 full-time employees. In actuality there are 350 seats in the auditorium and only 13 full-time employees at the Old Town School of Folk Music. The applicant has provided 39 parking spaces as per city requirements under the zoning ordinance. Ms. Silver further stated that the applicant has amended its plan to integrate traffic patterns of its parking lot with a proposed City of Chicago lot to be constructed across the western alley adjacent to the applicant's lot. The city is to build a 75-space parking lot with frontage on N. Lincoln Avenue and completion of this project is projected for the year 2000. Upon completion of the city's parking lot, visitors to the Old Town School of Folk Music parking lot will access such lot directly from N. Lincoln Avenue through the city's parking lot. Lastly, the resolution approved by the Board permits alley access from the west alley but does not restrict ingress and egress from the north and east alleys. The revised landscape plan is designed to allow for restricted employee access into gated parking spaces. One designated employee parking space is accessed from the north alley and two designated employee parking spaces are accessed from the east alley. When these parking spaces are not being used, the gates to these spaces will remain locked.

Chairman Spingola moved that the requested corrections to the resolution approved by the Board on September 19, 1997 in Cal. No. 316-97-S be denied stating that the requested corrections and new landscaping and traffic plans substantially alters the applicant's original application and that such changes warrant the filing of a new special use application by the applicant. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

November 20, 1998

Cal. No. 351-98-A

Patrick T. Brankin, for Joy Auto Shop, Inc., owner, presented a written request for a reconsideration of the appeal filed by his client to permit the re-establishment of a retail tire facility in an existing auto repair garage in a 1-story brick building, with outdoor storage of 100-1000 tires, in an R3 General Residence District, on premises at 10001 S. Halsted Street, which appeal was denied by the Board on September 18, 1998, in Cal. No. 351-98-A.

On September 18, 1998, the Board denied the above-reference appeal, finding, in part, that the retail sale of tires with a potential of up to 1000 tires stored on site is an expansion of an existing non-conforming use at the site and that the use constitutes a possible safety hazard to the residential property owners located across the alley from the subject site.

On October 29, 1998, Mr. Brankin filed with the Zoning Board of Appeals a draft Declaration of Restrictive Covenant for consideration with regard to its decision rendered in the above-referenced appeal, particularly in regard to the number of tires stored on the subject premises as set forth in item number 3.

Chairman Spingola moved that the request to reconsider the decision of the Zoning Board of Appeals in Cal. No 351-98-A be denied and the decision rendered by the Board on September 18, 1998 shall stand as stated in the resolution of said appeal. The motion prevailed as follows:

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

MINUTES OF MEETING

November 20, 1998

Cal. No. 305-98-A

John J. Pikarski, Jr., for Tadeusz Rek, owner, presented a written request for a reconsideration of the Board's denial of the establishment of a travel agency in a 1-story brick store building, in an R3 General Residence District, on premises at 4708 N. Central Avenue, in Cal. No. 305-98-A, on August 21, 1998.

In support of his request for reconsideration, Mr. Pikarski states that the facts presented at the hearing on August 21, 1998, were that the building located at the subject site was a single story brick commercial building and that a building permit was issued on March 19, 1955. Mr. Pikarski further stated that Section 6.4-8 (3) of the Chicago Zoning Ordinance indicates that construction type one has a sixty year from the date of issuance of permit amortization and that sixty years from March 19, 1955 will be March 19, 2015.

Chairman Spingola moved that the request for reconsideration of the Board's decision in Cal. No. 305-98-A be denied and that the Board reaffirms its original decision that the subject building was fully amortized as of June 27, 1997, pursuant to the provisions set forth in Section 6.4-8 of Article 6 of the zoning ordinance. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

November 20, 1998

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting December 18, 1998.

Secretary

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

MINUTES OF MEETING

November 20, 1998

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 18, 1998.

Marion Rest
Secretary