

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

APPLICANT: Gavin Construction Company, Inc. **CAL. NO.** 458-98-Z

APPEARANCES FOR: John Gavin **MAP NO.** 9-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998

PREMISES AFFECTED-- 3250 N. Damen Avenue

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 3 dwelling unit building, whose front yard will be 9' instead of 15', with a north side yard of 1.5' instead of 2.33' and a minimum lot area of 960 sq. ft. instead of 1,000 sq. ft. per dwelling unit.

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 December 18, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

That the aforesaid 3-story 3-dwelling unit building shall not exceed 35 feet in height.

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

APPLICANT: Michael Erenberg

CAL. NO. 459-98-Z

APPEARANCES FOR: Michael Erenberg

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 2023 W. Waveland 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 dormer addition to the rear of a 2½-story single family dwelling, with an east side yard of 2.5 ' and a west side yard of 1' instead of 5.42' each and which addition will result in a 3.5% (80 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--

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 December 18, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

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

APPLICANT: John Ganley

CAL. NO. 460-98-Z

APPEARANCES FOR: John J. Pikarski, Jr., John Ganley

MAP NO. 13-L

APPEARANCES AGAINST:

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 5547 W. Edmonds Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story masonry 3 dwelling unit building, whose front yard will be 10' instead of 10.64', with a north east side yard of 2.3' and a south west side yard of 4' instead of 6.4' each, with no required 30' rear yard, and a minimum lot area of 948 sq. ft. each instead of 1,000 sq. ft. per dwelling unit.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 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: Louis A. Davia

CAL. NO. 461-98-A*

APPEARANCES FOR: Louis A. Davia

MAP NO. 24-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:

December 18, 1998

PREMISES AFFECTED- 9751 S. Damen 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, Louis A. Davia, owner, on October 29, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 20' high 20' x 24' garage, with no rear yard instead of 30', in an R1 Single-Family Residence District, on premises at 9751 S. Damen Avenue*; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 21, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.6-3, 7.5.

and

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

WHEREAS, the district maps show that the premises is located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R1 Single-Family Residence District; that the subject site is a 50' wide x 180' long lot improved with a 2-story single-family dwelling and a new 2-story 24' x 20' high garage; that the said garage is located directly behind the existing single-family dwelling; that the appellant testified that he intends to connect the garage to the residence sometime in the spring; that the appellant contends that the Office of the Zoning Administrator was incorrect in determining that the height of the garage exceeded the 15' height limitation because it was located in the required rear yard setback; that the Board finds in this case that the Office of the Zoning Administrator was incorrect in its decision because the rear lot line is located approximately 75 feet from the rear of the existing residence and that as the said garage is located directly behind the residential building and will be connected to the residential building it is not located in the required rear yard and therefore the height limitation does not apply; 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

*Amended from a variation application to an appeal at the public hearing

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 461-98-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator is reversed and he is authorized to permit the erection of a 20' high 20' x 24' garage, on premises at 9751 S. Damen Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Metro Developers, LLC **CAL. NO.** 462-98-Z
APPEARANCES FOR: Bernard I. Citron, Theodore Mazola **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998
PREMISES AFFECTED-- 1307 S. Wabash Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-5 Commercial Manufacturing District, the erection of a 7th floor addition and the conversion of an existing 6-story with basement building into 73 dwelling units with parking and retail stores on the lower floors and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

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

APPLICANT: Chicago Urban Properties, Inc.

CAL. NO. 463-98-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 700 W. Van Buren Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 3 level off-site parking garage for 63 private passenger automobiles. in a C3-6 Commercial Manufacturing District, to fulfill the parking requirements for a proposed 91 dwelling unit building with retail and parking on lower floors at 625 W. Jackson Boulevard.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 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: St. John Bosco

CAL. NO. 464-98-S

APPEARANCES FOR: Thomas S. Moore

MAP NO. 5-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 2310 N. McVicker 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 youth and community center in a proposed 3-story brick building, in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

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

APPLICANT: St. John Bosco **CAL. NO.** 465-98-Z
APPEARANCES FOR: Thomas S. Moore **MAP NO.** 5-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998
PREMISES AFFECTED-- 2310 N. McVicker Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story addition to a 3-story brick former convent building all of which is to be converted to a youth and community center, with no rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 7, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on December 18, 1998, the Board approved the establishment of a youth and community center in a proposed 3-story brick building, at the subject site, in Cal. No. 464-98-S; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: St. John Bosco

CAL. NO. 466-98-S

APPEARANCES FOR: Thomas S. Moore

MAP NO. 5-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 2250 N. McVicker Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 15 private passenger automobiles. in an R3 General Residence District. to fulfill the parking requirement for a proposed youth and community center in a 3-story brick building at 2310 N. McVicker.

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: Mid Region Development Group, LLC

CAL. NO. 467-98-S

APPEARANCES FOR: James J. Banks

MAP NO. 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 4343 N. Central Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 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: Sam's Valet Parking, Inc.

CAL. NO. 468-98-S

APPEARANCES FOR: James J. Banks, Sam Ranzulla

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 530-40 N. Wells Street

NATURE OF REQUEST-- Application for special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot for 50 private passenger automobiles, in a B7-5 General Central Business District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

That the lot shall be used solely for the parking of private passenger automobiles:

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

(Additional conditions follow on page 13a.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 468-98-S

That the lot shall be enclosed, excepting driveways by decorative wrought iron type metal fencing;

That striping and lighting shall be provided:

That ingress and egress shall be from driveways located on N. Wells Street and on W. Grand Avenue; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances;

That attendants shall be on duty during all hours of operation:

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: Apostolic Church of God

CAL. NO. 469-98-S

APPEARANCES FOR: William Miceli

MAP NO. 16-D

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 1400 E. 63rd 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 42 private passenger automobiles, in a B4-3 Restricted Service District, to serve the church at 6320 S. Dorchester 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

That the 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 14a.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 469-98-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, 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 wrought iron fencing shall be provided on the north, south and west lot lines, excepting the driveway

That striping and lighting shall be provided:

That ingress and egress shall be from S. Dorchester Avenue, that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances:

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

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

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

APPLICANT: Apostolic Church of God

CAL. NO. 470-98-S

APPEARANCES FOR: William Miceli

MAP NO. 16-D

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 1401 E. 63rd 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 73 private passenger automobiles, in an B4-3 Restricted Service District, to serve the church located at 6320 S. Dorchester 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

That the 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 15a.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 470-98-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 wrought iron fencing shall be provided on the north, south and west lot lines, excepting the driveways:

That striping and lighting shall be provided:

That ingress and egress shall be via driveways located on S. Dorchester Avenue: that the driveways shall be constructed in accordance with applicable ordinances:

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

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

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

APPLICANT: Joseph Feldman & Joseph Feldman, Jr. **CAL. NO.** 471-98-S

APPEARANCES FOR: Jack Guthman, Joseph Feldman **MAP NO.** 2-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998

PREMISES AFFECTED-- 1730 W. Adams Street

NATURE OF REQUEST-- Application for special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot to be operated only during events held at the United Center, in an R5 General Residence 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 100' x 183' lot currently used as a parking lot; that the applicant proposes to establish a 48 space self park public fee parking lot at the site which will be open only during United Center events; that testimony presented indicates that the applicant acquired the subject property from the City of Chicago pursuant to a land swap in which the City received cash compensation and vacant land from the applicant in order to create affordable housing thereon and the applicant obtained the subject property for the purpose of developing a public parking lot; that the land exchange was documented in an ordinance passed by the City Council on September 9, 1998; that the applicant was also granted the right to commence construction of the parking lot pursuant to a Right of Entry Agreement dated September 20, 1998; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at this location or that the existing United Center parking is not adequate to handle events held at the United Center; that no evidence was presented to indicate that the establishment of a public fee parking lot at this location would not cause substantial injury to the value of other property in the neighborhood in which it is located; that the establishment of a public fee parking lot at this location is not compatible with the residential character of the area and would inhibit future residential development; 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: Joseph Feldman & Joseph Feldman, Jr. **CAL. NO.** 472-98-Z

APPEARANCES FOR: Jack Guthman, Joseph Feldman **MAP NO.** 2-H

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998

PREMISES AFFECTED-- 1730 W. Adams Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the establishment of a public fee parking lot with a front yard of 5' instead of 15'.

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 December 18, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 7, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 100' x 183' lot currently in use as a parking lot; that on December 18, 1998, in Cal. No. 471-98-S, the Board denied the applicant's request for approval of the establishment of a 48-space public fee parking lot, at the subject site, to be operated only during events held at the United Center; that the denial by the Zoning Board of Appeals of the applicant's special use application negates the need for the variation requested in the instant case; 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: Delores Secor

CAL. NO. 473-98-S

APPEARANCES FOR: James J. Banks

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 2005 W. Washington Boulevard

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public fee parking lot to be operated only during events held at the United Center, in an R4 General Residence District.

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: Delores Secor

CAL. NO. 474-98-Z

APPEARANCES FOR: James J. Banks

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 2005 W. Washington Boulevard

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 a public fee parking lot with no front yard instead of 15.

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: Delores Secor

CAL. NO. 475-98-S

APPEARANCES FOR: James J. Banks

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 2045 W. Warren 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 public fee parking lot to be operated only during events held at the United Center. in an R4 General Residence District.

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: Delores Secor

CAL. NO. 476-98-Z

APPEARANCES FOR: James J. Banks

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 2045 W. Warren Boulevard

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 a public fee parking lot with no front yard instead of 15'.

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: Delores Secor

CAL. NO. 477-98-S

APPEARANCES FOR: James J. Banks

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 2022-24 W. Madison 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 fee parking lot to be operated only during events held at the United Center, in an B3-3 General Retail District.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 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: Public Building Commission

CAL. NO. 478-98-S

APPEARANCES FOR: Langdon D. Neal

MAP NO. 10-D

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 4350-56 S. Ellis Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 22 private passenger automobiles, in a B4-3 Restricted Service District, to satisfy the parking requirements needed to replace parking spaces displaced by the new construction on the King High and Price Elementary Schools campus.

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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

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

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

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

That the 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.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 478-98-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 lot shall be enclosed, excepting the driveway, by decorative wrought iron type metal fencing;

That striping and lighting shall be provided:

That ingress and egress shall be via the driveway located on E. 44th Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the E. 44th Street driveway shall be constructed in accordance with applicable ordinances:

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

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

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

APPLICANT: Catholic Bishop of Chicago **CAL. NO.** 479-98-S
APPEARANCES FOR: James H. Marshall, Josephine Abi-Racheed **MAP NO.** 20-B
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998
PREMISES AFFECTED-- 8235 S. South Shore Drive

NATURE OF REQUEST--Application for special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 33 bed transitional residence for single women and women with children under age 11, in a 3-story brick former convent, in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R3 General Residence District in a 3-story brick former convent building; that the transitional residence for women and women with children is called The Forever Free Wholistic Recovery Home and is one of the many programs operated under the auspices of the Catholic Charities of the Archdiocese of Chicago; that the proposed use will provide a structured homelike environment providing housing, food and support systems to help women in recovery achieve balance and control in their lives and prepare them for successful, independent living and a drug-free lifestyle; that the residents are from 21 to 50 years old; that the average length of stay at the facility is from 6 to 9 months; that the facility provides 33 beds; that the facility will be staff by 11 persons and that 2 staff persons will be on duty during each evening shift; that a structured program is provided for children of residents; that prospective residents are referred to the program by the court system, family members or social service agencies; 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):
 (Additional conditions follow on page 24a.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 479-98-S

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

That the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence activity to another group or association the special use granted herein shall become null and void:

That any deviation from the specified use of the subject premises as a transitional residence for single women and women with children under age 11 or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Lutheran Social Services of Illinois **CAL. NO.** 480-98-S
APPEARANCES FOR: Thomas S. Moore, Lee Mrkvicka **MAP NO.** 17-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1638 W. Morse Avenue December 18, 1998

NATURE OF REQUEST-- Application for special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 24 bed transitional residence for males recovering from the effects of alcohol and chemical dependence, in an existing 3-story brick apartment building, in an R4 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on December 7, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick 6 dwelling unit building; that the subject building has been occupied since July, 1973 as a transitional residence for men affected by alcoholism and drug addiction; that the applicant is seeking special use approval to legalize the existing 6-unit building as a 24 bed transitional residence for men recovering from the effects of alcohol and chemical dependency; that the said 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;

(Additional conditions follow on page 25a.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 480-98-S

That the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence activity to another group or association the special use granted herein shall become null and void;

That any deviation from the specified use of the subject premises as a transitional residence for males recovering from the effects of alcohol and chemical dependence or any increase in beds as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Touhy Avenue Operating Company

CAL. NO. 481-98-S

APPEARANCES FOR: Thomas S. Moore

MAP NO. 13-S

APPEARANCES AGAINST:

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 12521 W. Touhy 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 adult bookstore in a proposed 1-story 6,400 sq. ft. brick building, in an M3-2 Heavy Manufacturing 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: Midway Travel Service **CAL. NO.** 482-98-A
APPEARANCES FOR: Ernest DiMonte **MAP NO.** 14-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 18, 1998
PREMISES AFFECTED- 5501 S. Everett 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

VERMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Midway Travel Service, for Wolin-Levin Managing Office, owner, on November 5, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a ticket broker facility in the basement of a 3-story brick store and apartment building, in an R6 General Residence District, on premises at 5501 S. Everett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-6."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R6 General Residence District; that the subject site has been zoned residential since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject site is improved with a 3-story brick store and apartment building; that the said travel agency has been operating at the subject site since August, 1996 without a city business license; that the Board finds that any business use of the subject premises since 1957 would have been a non-conforming business 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 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 the date of the 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 premises has

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 482-98-A

been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming premises 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: CarQuest Auto Parts

CAL. NO. 483-98-A

APPEARANCES FOR: None

MAP NO. 18-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 18, 1998

PREMISES AFFECTED- 3550 W. 79th Street

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: Ricardo Arnold

CAL. NO. 484-98-A

APPEARANCES FOR: Ricardo Arnold

MAP NO. 15-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:

December 18, 1998

PREMISES AFFECTED- 1047-51 W. Granville Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Ricardo Arnold, for Wilmette Management, on November 1, 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 12-story store and apartment building, in a B2-3 Restricted Retail District, on premises at 1047-51 W. Granville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 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; and

WHEREAS, the district maps show that the premises is located in an B2-3 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 B2-3 Restricted Retail District; that the subject site is improved with a 12-story store and apartment building; that the subject premises was previously occupied by a computer business, which use ceased operation in June, 1998; that the subject store is presently occupied by a beeper business and the subject 2-chair barber shop, both B2 uses; that on December 4, 1989, the City Council rezoned the subject site from B4-4 Restricted Service to B4-2 Restricted Retail thereby rendering the said uses non-conforming; that licensing requirements have caused the case to be filed; that the change of use from a computer business operation to a barber shop is a proper substitution of use under Section 6.4-7; 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 12-story store and apartment building, on premises at 1047-51 W. Granville 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: Earl Jorgensen

CAL. NO. 485-98-A

APPEARANCES FOR: Earl Jorgensen

MAP NO. 8-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:

December 18, 1998

PREMISES AFFECTED- 3659 S. Hoyne 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, Earl Jorgensen, owner, on October 29, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store on the 1st floor of a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 3659 S. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 20, 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; 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 has been zoned residential since the inception of the first zoning ordinance in 1923; that the subject site is improved with a 2-story brick store and apartment building; that on May 21, 1982, the Board sustained an appeal by the appellant permitting the establishment of an ice cream store and restaurant at the subject site, in Cal. No. 138-82-A; that the Board finds that any business use of the subject store 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 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 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

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 485-98-A

effective date of the comprehensive amendment of 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 in a non-conforming building that has reached its amortization termination date; and that the Board has no authority to permit, under Section 6.4-6 of the zoning ordinance, 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: Charles Swan

CAL. NO. 486-98-A

APPEARANCES FOR: Charles Swan

MAP NO. 14-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 18, 1998

PREMISES AFFECTED- 1425 W. Garfield Boulevard

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, Charles Swan, for Keith Cole, owner, on October 20, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continuation of a dry cleaner with tailor services on the 1st floor of a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 1425 W. Garfield Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 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; 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 has been zone residential since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the subject site is improved with a 3-story brick store and apartment building; that the subject store premises was previously occupied by a dry cleaner station with tailor services which ceased operation in September, 1998 at which time the appellant leased the subject store premises; that the Board finds that any business use of the subject premises since the adoption of the 1957 comprehensive amendment to the zoning ordinance 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 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 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

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

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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 in a non-conforming premises 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: Quincetta Clemons

CAL. NO. 487-98-A

APPEARANCES FOR: None

MAP NO. 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2347 W. Marquette Road

December 18, 1998

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: Heavy Duty Mfg. Company **CAL. NO.** 488-98-A
APPEARANCES FOR: Arthur Matulis **MAP NO.** 18-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 18, 1998
PREMISES AFFECTED- 7737-39 S. Kedzie Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Heavy Duty Mfg., owner, on November 1, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a gate manufacturing business in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 7737-39 S. Kedzie Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on: 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 was rezoned by the City Council on March 8, 1978 from B4-2 Restricted Service to B2-1 Restricted Retail; that the subject site is improved with a 1-story brick commercial building; that the subject building was previously occupied by an air compressor and small gasoline engine repair business; that the appellant business has been located at the subject site since the end of 1996; that the business consists of the making and installation of metal store security gates; that licensing requirements have caused the case to be filed; that the change of use from an air compressor and small gasoline engine repair business to a metal security gate manufacturing business 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 its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a gate manufacturing business in a 1-story brick building, on premises at 7737-39 S. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 4:30 P.M., Monday through Friday; 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: Thomas Auto Parts

CAL. NO. 489-98-A

APPEARANCES FOR: Gregory Peck

MAP NO. 16-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 18, 1998

PREMISES AFFECTED- 6935-39 S. Halsted 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, Thomas Auto Parts, for Ellen Peck, owner, on November 3, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop with retail sale of new and used auto parts and tire repair in a 2-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 6935-39 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 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; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 2-story brick building occupied by a retail auto parts store on the first floor and residential use above and 2 garages in the rear of the lot; that an automobile repair shop with the retail sale of new and used auto parts has been located at the subject site for the past 30 years; that the appellant testified that the majority of work done at the site is auto repair and sale of new and used auto parts and that he currently has 90 tires in stock; that on August 26, 1979 the City Council rezoned the subject site from C1-2 Restricted Commercial to B2-2 Restricted Retail, thereby rendering the aforesaid use non-conforming at the site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal: it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop with retail sale of new and use parts and tire repair in a 2-story brick store and apartment building, on premises at 6935-39 S. Halsted Street,

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upon condition that all automobile repair work shall be conducted within the garage (s) at the rear of the property; that no repair work shall take place in the public alley at the rear of the site; that all automobiles that have been repaired or are awaiting repair shall be stored within the said garage (s); 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: Carrie's Unique Beauty Salon **CAL. NO.** 490-98-A
APPEARANCES FOR: Carrie Bender **MAP NO.** 16-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 18, 1998
PREMISES AFFECTED- 2437 W. 69th 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, Carrie's Unique Beauty Salon, for Brown Realty, Inc., owner, on November 2, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty parlor in a 3-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 2437 W. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 1998, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on; 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 said use is located in a B2-2 Restricted Retail District; that the subject site is improved with a 3-story brick store and apartment building; that the appellant has operated a beauty parlor at the subject site for the past 5 years; that licensing requirements have caused the case to be filed in that the appellant inadvertently let her business license lapse; 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 3-story brick store and apartment building, on premises at 2437 W. 69th Street; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Sidney E. Williams

CAL. NO. 491-98-A

APPEARANCES FOR: Sidney E. Williams

MAP NO. 4-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 18, 1998

PREMISES AFFECTED- 1210 S. Union Street

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: Elegance Beauty Inc.

CAL. NO. 492-98-A

APPEARANCES FOR: None

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 18, 1998

PREMISES AFFECTED- 6163 N. Broadway 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: Nigel and Christine Wade

CAL. NO. 493-98-Z

APPEARANCES FOR: Allen P. Lev, Nigel Wade

MAP NO. 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 45-49 E. Bellevue Place

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence, the erection of a 1-story addition with enclosed stairs to a 2nd floor gazebo on the rear of a 3-story brick single family residence with no west side yard instead of 1.5' and no rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 18, 1998, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 7, 1998; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the 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: LaSalle-Kinzie Partnerships

CAL. NO. 437-98-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
December 18, 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
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: BTW Limited Partnership

CAL. NO. 375-98-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 155 E. Ontario 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
FEBRUARY 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: Woodlawn East Community and Neighbors, Inc. **CAL. NO.** 388-98-S

APPEARANCES FOR: David L. Goldstein, Mattie Butler **MAP NO.** 14-D

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998

PREMISES AFFECTED-- 6147-49 S. Kenwood Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 13 private passenger automobiles to serve the apartment building at 6146 S. Kenwood Avenue, 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 5, 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 42a.)

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

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December 18, 1998

Cal. No. 388-98-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 wrought-iron fencing shall be installed along the Kenwood Avenue frontage, the north property line and the first 15 feet of the south property line:

That striping, and lighting which shall be directed away from abutting residential property shall be provided:

That ingress and egress shall be from S. Kenwood Avenue: that the alley abutting the site to the east shall not be used for ingress nor for egress: that the driveway shall be constructed in accordance with applicable ordinances:

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

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

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

APPLICANT: Anderson Thomas

CAL. NO. 390-98-S

APPEARANCES FOR: None

MAP NO. 2-J

APPEARANCES AGAINST:

MINUTES OF MEETING

December 18, 1998

PREMISES AFFECTED-- 3244 W. Jackson 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 car wash and tire repair facility in a 1-story brick garage building, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Deborah L. Reasno **CAL. NO.** 391-98-S
APPEARANCES FOR: Deborah L. Reasno **MAP NO.** 20-C
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 1998
PREMISES AFFECTED-- 8247-49 S. Stony Island 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 building, in a C2-2 General Commercial 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 5, 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 hours of operation shall be limited to the hours between 7 A.M. and 10 P.M., daily;
- That all parking, queuing and washing of automobiles shall occur inside the building;

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

APPLICANT: Robert Smart

CAL. NO. 254-98-S

APPEARANCES FOR: None

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 1724 E. 75th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an car wash in a 1-story brick building, in a C1-2 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: Ada S. McKinley Community Services, Inc. **CAL. NO.** 431-98-S
APPEARANCES FOR: Maureen Pikarski, George Jones **MAP NO.** 20-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 18, 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 7939 S. Western 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 December 18, 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 the said lot at any time;

(Additional conditions follow on page 46a.)

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

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December 18, 1998

Cal. No. 431-98-S

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

That the entire site, including the playground area, shall be enclosed by decorative wrought iron type metal fencing, excepting the driveway and entrance (s) to the playground area; that the playground area and parking lot area shall be separated as indicated on the plan prepared by Steven Amu & Associates, p.c.:

That striping, and lighting which shall be directed away from abutting residential property, shall be provided:

That ingress to and egress from the parking area shall be from W. 79th Street; that there shall be no ingress nor egress via the public alleys abutting the site to the north and west; that the driveway shall be constructed in accordance with applicable ordinances:

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

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

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

APPLICANT: Lincoln Park Savings Bank

CAL. NO. 389-98-S

APPEARANCES FOR: Jeffrey K. Gutman

MAP NO. 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 18, 1998

PREMISES AFFECTED-- 4015-17 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 an off-site parkinglot for 17 private passenger automobiles, to serve the bank at 1946 W. Irving Park Road, in a B3-3 General 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 December 18, 1998, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 6, 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 47a.)

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 389-98-S

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

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

That ingress and egress shall be from N. Damen Avenue and from the alley abutting the site to the east provided a waiver of the alley barrier requirement is obtained from the City Council; that there shall be no ingress nor egress via the alley abutting the site to the south; that the N. Damen Avenue driveway shall be constructed in accordance with applicable ordinances;

That striping, and lighting which shall be directed away from abutting property to the north, shall be provided;

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

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

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

MINUTES OF MEETING

December 18, 1998

Cal. No. 371-97-Z

Gary I. Wigoda, for Anixter Center, applicant, presented a written request for an extension of time in which to obtain the necessary building permit for the erection of a 1-story with mechanical mezzanine Family Community Home for not more than eight residents on a triangular lot, with no east front yard, whose south side yard will be 7.5', and whose west rear yard will be 1' instead of 16.64', 8', and 30', respectively, on premises at 3450 N. Avondale Avenue, which variations were granted by the Board on November 21, 1997, in Cal. No. 371-97-Z.

Mr. Wigoda stated that due to certain delays preparing the drawings and funding the project, the applicant has only recently been prepared to file for their building permit.

Chairman Spingola moved that the request be granted and that the time for obtaining the necessary building permit be extended to May 21, 1999. The motion prevailed by yeas and nays as follows:

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