

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, 118 N. Clark Street on February 19, 1999
at 9:00 A.M. and 2:00 P.M.

The following members were present for all or part of the meeting and constituted a quorum:

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

MINUTES OF MEETING

February 19, 1999

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on January 15, 1999 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, Martin Absent- 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: Chicago Patrolmen's Federal Credit Union **CAL. NO.** 11-99-Z
APPEARANCES FOR: George S. Arnold, Mark G. Mahoney **MAP NO.** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1359-63 W. Washington Boulevard
 January 15, 1999 and
 February 19, 1999

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial Manufacturing District, the establishment of a bank with offices in the rehab of an existing 2-story brick building to contain a drive-through facility and no provision for one 10' x 25' required loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on January 4, 1999; 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 Patrolmen's Federal Credit Union **CAL. NO.** 12-99-S
APPEARANCES FOR: George J. Arnold, Mark G. Mahoney **MAP NO.** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1342-60 W. Washington Boulevard
 January 15, 1999 and
 February 19, 1999

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 17 off-site parking spaces for the parking of private passenger automobiles, in a C3-3 Commercial Manufacturing District, to fulfill the parking requirement for a proposed banking and office facility at 1359-63 W. Washington Boulevard.

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 February 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on January 4, 1999; 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 February 19, 1999, the Board, approved, in Cal. No. 11-99-Z, the establishment of a bank with offices in the rehab of an existing 2-story brick building to contain a drive-through facility, with no provision for one 10' x 25' required loading berth, on premises at 1359-63 W. Washington Boulevard; that the applicant is seeking to lease 15 parking spaces in an off-site parking lot, at the subject site, to fulfill the parking requirement for the aforesaid banking and office facility; 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.
 (Additional condition follows on page 31a.)

MINUTES OF MEETING

February 19, 1999

Cal. No. 12-99-S

That the subject 17 parking spaces located at the subject site shall be designated by signage as parking spaces for the use of the applicant only;

That the term of the lease shall be for five years commencing on January 1, 2000 and ending on December 31, 2005. renewable for five years upon agreement of the parties.

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

APPLICANT: Sunrise Baptist Church
APPEARANCES FOR: John J. George, Rev. James Storey
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1101 S. Central Park Avenue

CAL. NO. 42-99-Z
MAP NO. 2-J
MINUTES OF MEETING
 February 19, 1999

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 1-story church building with required parking on site whose south side yard will be 3' instead of 12.5', and with a rear yard of 10' 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 February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 4, 1999; 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 on-site parking area to be located north of the proposed church building shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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 3a.)

MINUTES OF MEETING

February 19, 1999

Cal. No. 42-99-Z

That the parking area 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 from S. Central Park 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 parking area continuously in conformance with the provisions and standards hereby established under this order

APPLICANT: Thomas Stanil

CAL. NO. 43-99-S

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 4955 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 2-story 3 dwelling unit building with parking addition to an existing 2-story brick store and apartment building on the the front of the lot to be connected to a 2-story brick building on the rear of an L-shaped lot, all of which will contain a retail store, 5 dwelling units and required parking on the rear of the lot, in a B4-2 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 16, 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: Thomas Stanil

CAL. NO. 44-99-Z

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING
February 19, 1999

PREMISES AFFECTED-- 4955 N. Damen Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story connection addition to two existing 2 story brick buildings on an L-shaped lot, with no south side yard instead of 3' and a rear yard of 4.5' instead of 30'.

ACTION OF BOARD--

CASE CONTINUED TO
APRIL 16, 1999.

THE VOTE

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

ALTERNATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

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

APPLICANT: Rios de Agua Viva

CAL. NO. 45-99-S

APPEARANCES FOR:

MAP NO. 14-1

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 5643-53 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 330 seat church in an existing 1 & 2 story brick building, 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: Rios de Agua Viva

CAL. NO. 46-99-S

APPEARANCES FOR:

MAP NO. 14-1

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 5601-19 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 an off-site parking lot for 50 private passenger automobiles, in a B4-1 Restricted Service District, to satisfy the requirements for a proposed church at 5643-53 S. Kedzie Avenue.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 19, 1999.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

APPLICANT: Laser Development Company
APPEARANCES FOR: Gary I. Wigoda, Joseph Mirro
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1201 W. Wrightwood Avenue

CAL. NO. 47-99-Z

MAP NO. 7-G

MINUTES OF MEETING
 February 19, 1999

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 3rd floor addition to an existing 2-story brick building in the conversion to 29 dwelling units with a parking garage in the basement and which addition will have no front yard instead of 15', a south side yard of 4.5' instead of 13.25', and a rear yard of 16.5' instead of 30.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

APPROVAL	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 February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 14, 1999; 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 six parking spaces shall be designated by signage as reserved guest parking spaces.

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

APPLICANT: Anton D. Mathews

CAL. NO. 48-99-S

APPEARANCES FOR: Anton D. Mathews

MAP NO. 16-H

APPEARANCES AGAINST: None

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 6800-14 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 140 seat church in a 1-story brick building with required parking on-site, 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 February 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 14, 1999; 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 on-site parking area abutting the proposed church building to the north 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 9a.)

MINUTES OF MEETING

February 19, 1999

Cal. No. 48-99-S

That decorative wrought iron type metal fencing shall be provided, on the west, north and east lot lines, excepting the driveway:

That lighting and striping shall be provided:

That ingress and egress shall be from W. 68th Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances:

That 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 on-site parking area continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Community Emergency Shelter Organization

APPEARANCES FOR: Amy C. Kurson, Cathy St. Clair

APPEARANCES AGAINST: None

PREMISES AFFECTED-- 2650 W. Hirsch Street

CAL. NO. 49-99-S

MAP NO. 3-1

MINUTES OF MEETING
February 19, 1999

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 Transitional Shelter for 24 families in an existing 3-story brick former convent 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-MIELLE

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 February 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 4, 1999; 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 R4 General Residence District; that the subject site is improved with a 3-story brick former convent building; that the applicant proposes to establish at the subject site a center for the temporary shelter and assessment of homeless families; that a maximum of 24 families consisting of a maximum of 65 individuals will be lodged at the proposed shelter at one time; that the proposed facility will serve as an intake and evaluation facility so that homeless families may be placed in appropriate transitional shelters or permanent housing; that a high ratio of staff members to persons using the services of the assessment center will be maintained; 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:

(Additional conditions follow on page 10a.)

MINUTES OF MEETING

February 19, 1999

Cal. No. 49-99-S

That the building at the subject site shall not be used as a transitional shelter / assessment center for 24 families until the building complies with all applicable code regulations;

That professional staff personnel shall be on the premises 24 hours daily;

That the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter / assessment center operation 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 shelter / assessment center for 24 families consisting of a maximum of 65 individuals, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Warren and Jennifer Schultz
APPEARANCES FOR: Donald J. Vogel, Jennifer Schultz
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 2904 W. Wilson Avenue

CAL. NO. 50-99-Z

MAP NO. 11-1

MINUTES OF MEETING
 February 19, 1999

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 2nd floor dormer addition to an existing 1½-story brick single family dwelling whose side yards will be 3' each instead of 9' combined, with neither yard less than 3'.

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 February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 4, 1999; 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.

APPLICANT: Greg Ozog

APPEARANCES FOR: Patrick T. Brankin, Greg Ozog

APPEARANCES AGAINST: None

PREMISES AFFECTED-- 2719 N. Seminary Avenue

CAL. NO. 51-99-Z

MAP NO. 7-G

MINUTES OF MEETING
February 19, 1999

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, in Special District #15, the erection of a 2-story enclosed porch and a 3-story open porch addition to the rear of a 3-story 2 dwelling unit building on a through lot additionally improved with a 2-story frame residence at 2740 N. Kenmore Avenue, which addition will have a north side yard of 0.42' instead of 2.4'.

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 February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 4, 1999; 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: David and Jamie Schwartz

CAL. NO. 52-99-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 1250 W. Draper 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 third floor addition to an existing 2-story single family dwelling, whose west side yard will be 4' instead of 5.6', and whose rear yard will be 16' instead of 30'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 16, 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: Melinda A. and Trevor B. Cain

CAL. NO. 53-99-Z

APPEARANCES FOR: Trevor B. Cain

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 19, 1999

PREMISES AFFECTED-- 2455 N. Ashland 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 third floor addition to an existing 2½-story 4 dwelling unit building in the conversion to 3 dwelling units, which addition will have no north side yard instead of 2.4'.

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 February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on February 4, 1999; 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: Rosie Petropoulos
APPEARANCES FOR: Shabsa A. Lis, Rosie Petropoulos
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 3053-55 W. Montrose Avenue

CAL. NO. 54-99-S
MAP NO. 11-1
MINUTES OF MEETING
 February 19, 1999

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 19 private passenger automobiles, in a B4-2 Restricted Service District, to serve an existing food store at 3052 W. Montrose 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 February 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 4, 1999; 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 15a.)

MINUTES OF MEETING

February 19, 1999

Cal. No. 54-99-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 establishment City of Chicago sewer:

That the lot shall be enclosed, excepting driveways, by 6' high chain link fencing:

That striping and lighting shall be provided:

That ingress to the parking lot shall be from W. Montrose Avenue; that exit from the parking lot shall be via the public alley abutting the site to the south, provided a waiver of the alley barrier requirement is obtained from the City Council; that the driveway located on W. Montrose Avenue shall be constructed in accordance with applicable ordinances; that rolling security gates shall be provided at the established entrance and exit:

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

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

APPLICANT: Westloop Equities, L.L.C.

CAL. NO. 55-99-S

APPEARANCES FOR: Leslie Barnard

MAP NO. 2-F

APPEARANCES AGAINST: None

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 506 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 a public parking garage in the rehab of an existing 5-story building with accessory garage into a 145 room hotel with related uses. in a C3-5 Commercial-Manufacturing 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 February 19, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on February 4, 1999; 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.

APPLICANT: Dree Deton

CAL. NO. 56-99-S

APPEARANCES FOR:

MAP NO. 2-1

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

PREMISES AFFECTED-- 2855 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 a car wash in a 1-story brick building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO APRIL 16, 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: Tobias Padilla

CAL. NO. 57-99-A

APPEARANCES FOR:

MAP NO. 8-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 19, 1999

PREMISES AFFECTED- 3114 S. Hamlin Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
APRIL 16, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

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

APPLICANT: Bettinna Anderson
APPEARANCES FOR: Bettinna Anderson
APPEARANCES AGAINST: None
PREMISES AFFECTED- 9616 S. Sangamon Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 58-99-A
MAP NO. 24-G
MINUTES OF MEETING:
 February 19, 1999

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, Bettinna Anderson, owner, on January 20, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 2 dwelling units in a 2-story frame building, in an R2 Single-Family Residence District, on premises at 9616 S. Sangamon Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1999, 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 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story frame residential building approximately 114 years old; that evidence presented, consisting of City of Chicago records and the architectural details of the building, indicate that the subject building has been occupied as two dwelling units since prior to the adoption of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue to occupy the building as two dwelling units provided the building is brought into compliance with applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore.

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 2 dwelling units in a 2-story frame building, on premises at 9616 S. Sangamon Street, upon condition that the building is brought into compliance with all 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.

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

APPLICANT: Denis Vale **CAL. NO.** 59-99-A
APPEARANCES FOR: Denis Vale **MAP NO.** 5-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 19, 1999
PREMISES AFFECTED- 6867 W. Grand 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, Denis Vale, owner, on December 29, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4 dwelling units in an existing 2-story brick building in lieu of a store and 3 dwelling units, in a C2-1 General Commercial District, on premises at 6867 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 9.3-1, 9-6-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1999; and

WHEREAS, the district maps show that the premises is located in a C2-1 General Commercial 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 C2-1 General Commercial District; that the subject site is improved with a 2-story brick building containing a vacant store premises on the first floor; that the testimony presented indicates that the subject building currently contains 2 dwellings on the second floor and 2 dwelling units and a very small store space on the first floor; that the appellant seeks to expand the existing front dwelling unit on the first floor into the store space; that the change of use of the existing store space to residential use as part of the existing first floor front dwelling unit 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 certify 4 dwelling units in an existing 2-story brick building in lieu of a store and 3 dwelling units, on premises at 6867 W. Grand Avenue, upon condition that the building is brought into compliance with building code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Alicia Martinez **CAL. NO.** 60-99-A
APPEARANCES FOR: Alicia Martinez, Sergio Morales **MAP NO.** 10-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 19, 1999
PREMISES AFFECTED- 4208 S. Archer 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, Alicia Martinez, for Sergio Morales, owner, on December 31, 1998, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a beauty parlor in a 2-story brick store and apartment building, in a B3-3 General Retail District, on premises at 4208 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with a 2-story brick store and apartment building; that the subject store premises has been previously occupied by business uses, the last use having been a florist shop, which recently ceased operation; that the appellant proposes to establish a beauty parlor at the subject site; that the change of use from a florist shop to a beauty salon is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a beauty parlor in a 2-story brick store and apartment building, on premises at 4208 S. Archer Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued

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

APPLICANT: Georgia S. Glenn

CAL. NO. 61-99-A

APPEARANCES FOR: Georgia S. Glenn

MAP NO. 20-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 19, 1999

PREMISES AFFECTED- 8110 S. Western Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Georgia S. Glenn, owner, on December 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 store building, in a B2-1 Restricted Retail District, on premises at 8110 W. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 February 19, 1999; 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 multi-store building containing a beauty parlor, a real estate office and the subject store premises which is presently vacant; that an existing beauty parlor, which has been located in the multi-store building since 1989, seeks to relocate to the subject store premises (#8110); that the subject store premises was previously occupied by a awning manufacturing business, which ceased operation when the proprietor died; that the change of use from a awning manufacturing business to a beauty salon 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 appelland 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 multi-store building, on premises at 8110 S. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A. M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Krystyna Berry

CAL. NO. 62-99-A

APPEARANCES FOR: Krystyna Berry

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
February 19, 1999

PREMISES AFFECTED- 1739 N. Mohawk Street

SUBJECT- Objector's 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, Krystyna Berry, owner of the property at 1741 N. Mohawk, on January 11, 1999, filed an objector's appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception to permit, in an R4 General Residence District, the erection of a 4-story single-family dwelling whose front yard will be 9' instead of 14.4' and with north and south side yards of 1.3' instead of 2.5' each, on premises at 1739 N. Mohawk Street; and

WHEREAS, on November 23, 1998, the Office of the Zoning Administrator granted the Exception request of the owner of the property at 1739 N. Mohawk Street in zoning Exception File # 98-345-ZE; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1999; 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 construction of the proposed 4-story single-family dwelling at the subject site has commenced; that the appellant who owns the property at 1741 N. Mohawk Street, objected only to the granting of a north side yard of 1.3' instead of 2.5' for the proposed 4-story single-family dwelling at 1739 N. Mohawk Street and that the proposed single-family dwelling will be higher than her building thereby negatively affecting light sources; that the Board finds that most all of the properties on this block of N. Mohawk Street are built to their north lot lines; that no evidence was presented to indicate that the subject 4-story single-family dwelling negatively affects the property at 1741 N. Mohawk Street and that the appellant failed to prove that the Zoning Administrator abused his discretion in granting an Exception to permit the erection of a 4-story single-family dwelling at the subject site, whose front yard will be 9' instead of 14.4' and with north and south side yards of 1.3' instead of 2.5' each; 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.

MINUTES OF MEETING

February 19, 1999

Cal. No. 126-98-S and

Cal. No. 127-98-Z

John J. George, for 700 N. Kingsbury LLC, applicant, presented a written request for an extension of time in which to complete the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 16-story 88-unit condominium building, on premises at 421-33 W. Huron Street, approved by the Board on April 17, 1998 in Cal. No. 126-98-S; and to permit the erection of the aforesaid building containing 108 parking spaces on floors one thru four and 88 condominium dwelling units on floors five thru sixteen, whose north front yard will be 6' instead of 12' and with no south rear yard instead of 30', on premises at 421-33 W. Huron Street, approved by the Board on April 27, 1998 in Cal. No. 127-98-Z.

Mr. George stated that the subject property in part of the former Stiffel Lamp properties and that the applicant has diligently devoted its construction efforts during 1998 to the comprehensive renovation of the Stiffel Lamp manufacturing facility located at 700 N. Kingsbury Street into 200 dwelling units. Mr. George further stated that the construction activities at 700 N. Kingsbury are well underway and approximately 50% of the dwelling units have been sold. The applicant is now able to finalize the design details of the development proposed for 421-33 W. Huron Street and proceed with this development.

Chairman Spingola moved that the request be granted and that the time for finalizing the design details and proceeding with the proposed development at 421-33 W. Huron Street be extended to April 17, 2000. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 19, 1999

Cal. No. 321-97-S

Ronald Braswell, Sr., for Racine Congregation of Jehovah's Witnesses, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of a 200-seat church in a proposed 1-story building, on premises at 7046 S. Halsted Street, approved by the Board in Cal. No. 321-97-S.

Mr. Braswell stated that in the attempt to secure the necessary permits the 1-year validity period of the special use granted by the Board expired.

Chairman Spingola moved that the request be granted and the time in which to obtain the necessary building permits be extended to September 19, 1999. The motion prevailed by yeas and nays as follows:

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

APPLICANT: Robert King
APPEARANCES FOR: Mark Kupiec*
APPEARANCES AGAINST: Cora Thompson Burks, et al.*
PREMISES AFFECTED-- 7330 S. Ashland Avenue

CAL. NO. 334-98-S

MAP NO. 18-H

MINUTES OF MEETING

November 20, 1998,
 February 29, 1999

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--

THE VOTE

CASE WITHDRAWN UPON
 MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

*Appeared at November 20, 1998 meeting.

APPLICANT: BTW Limited Partnership

CAL. NO. 375-98-S

APPEARANCES FOR: Andrew P. Scott

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
February 19, 1999

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 43 of 93 spaces provided in a proposed 15-story with penthouse building containing an 11-story hotel, in a B7-6 General Central Business 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 February 19, 1999, 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 parking garage shall be limited to 93 parking spaces including 50 accessory spaces and 43 non-accessory spaces;

(Additional conditions follow on page 28a.)

MINUTES OF MEETING

February 19, 1999

Cal. No. 375-98-S

That the ground floor of the garage shall be devoted to the hotel's lobby space and lounge consistent with the site plan prepared by Solomon, Cordwell, Buenz and Associates, dated February 3, 1999;

That doors shall be installed on the garage entrance in order to minimize conflicts between the automobiles and pedestrian traffic:

That garage elevations shall be consistent with the drawings prepared by Solomon, Cordwell, Buenz and Associates, dated February 3, 1999 including metal grille work to shield the garage openings and the use of vision glass at the first level and spandrel glass at second level to improve the appearance of the garage at street level;

That shields shall be installed to screen the garage lighting and reduce any glare from the garage on adjoining properties:

That street trees and rooftop landscaping shall be installed consistent with the plan developed by Solomon, Cordwell, Buenz and Associates, dated February 3, 1999.

APPLICANT: John Ganley
APPEARANCES FOR: John J. Pikarski, Jr., John Ganley
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 5547 W. Edmonds Street

CAL. NO. 460-98-Z

MAP NO. 13-L

MINUTES OF MEETING
 February 19, 1999

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, 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--

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 February 19, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on December 12, 1998; and

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

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

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

*Amended at the public hearing.

APPLICANT: Chicago Urban Properties, Inc.

CAL. NO. 463-98-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

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 MARCH 19, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: Mid Region Development Group, LLC

CAL. NO. 467-98-S

APPEARANCES FOR:

MAP NO. 11-L

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

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--

THE VOTE

CASE CONTINUED TO MARCH 19, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: Delores Secor

CAL. NO. 477-98-S

APPEARANCES FOR:

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1999

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--

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		

MINUTES OF MEETING

February 19, 1999

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting March 19, 1999..



Secretary