

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

APPLICANT: Liberty Bank for Savings **CAL NO.:** 418-01-S
APPEARANCE FOR: James J. Banks, Brian VanderVeen **MAP NO.:** 15-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 6210 N. Milwaukee 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 expanded drive through facility for an existing bank in a B4-1 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; and

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

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

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

That the proposed drive-through expansion shall be built in substantial conformance with the site plan prepared by Camburas and Theodore Architecture, dated January 22, 2001; and that the final landscape plan shall be approved by the Department of Planning and Development.

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

APPLICANT: Jose Dimas

CAL NO.: 419-01-Z

APPEARANCE FOR: Jose Dimas

MAP NO.: 4-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 1123 W. 19th Place

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story metal spiral staircase to an existing 2-story 4 dwelling unit building with no front yard instead of 15' and whose west side yard will be 2' 0" instead of 2' 6".

ACTION OF BOARD--

THE VOTE

COPY

VARIATIONS GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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: | 25 N Bishop, L.L.C. | CAL NO.: 420-01-S |
| APPEARANCE FOR: | Bernard I. Citron, Larry Mansfield | MAP NO.: 1-G |
| APPEARANCES AGAINST: | None | MINUTES OF MEETING: November 16, 2001 |
| PREMISES AFFECTED: | 25 N. Bishop 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 residential use below the 2nd floor in a proposed 16 unit town house building, in a B4-5 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED. **COPY**

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; and

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

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

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

That the proposed 16 dwelling unit townhouse building with ground floor residential use shall be built in substantial conformance with the plans prepared by Mayer Jeffers Gillespie, Architects, dated June 20, 2001.

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

APPLICANT: Stanley Mullins

CAL NO.: 421-01-S

APPEARANCE FOR: Richard E. Zulkey

MAP NO.: 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 427 E. Pershing Road

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an auto laundry and detail shop, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 18, 2002.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Lawrence Harmon CAL NO.: 422-01-S
APPEARANCE FOR: William J. Hennessy, Lawrence Harmon MAP NO.: 1-K
APPEARANCES AGAINST: None MINUTES OF MEETING: November 16, 2001
PREMISES AFFECTED: 4553 W. Carroll 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 24 space off-site parking lot, in an M1-2 Restricted Manufacturing District, on premises at 4553 W. Carroll Avenue, to serve a proposed 1-story truck repair shop to be located at 4552 W. Carroll Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; 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 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 a 6 feet high chain link fence;

That striping and lighting shall be provided;

(Additional conditions follow on page 7a.)

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 422-00-S

That ingress and egress shall be from W. Carroll Avenue; that the driveway shall be constructed in accordance with applicable ordinances;

That the parking lot shall be securely locked at all times when not in use by the applicant;

That the applicant shall comply with all applicable provisions of the Chicago Landscape Ordinance;

That it shall be the responsibility of the applicant to improve and maintain the parking lot 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: James Martin CAL NO.: 423-01-S
APPEARANCE FOR: Thomas Pikarski, James Martin MAP NO.: 17-0
APPEARANCES AGAINST: None MINUTES OF MEETING: November 16, 2001
PREMISES AFFECTED: 6681-85 N. Northwest Highway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot, in a B4-1 Restricted Service District, on premises at 6681-85 N. Northwest Highway, to serve a restaurant located at 6686 N. Northwest Highway.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; 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;

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;

(Additional conditions follow on page 8a.)

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 423-01-S

That the lot shall be enclosed by 6 feet high solid wood fencing on the east and south lot lines to screen the parking lot from abutting residential properties and on the north lot line; that decorative metal fencing shall be provided on the west lot line, excepting the driveways;

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

That ingress and egress shall be from N. Northwest Highway; that the alley abutting the site shall not be used for ingress nor for egress; 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: Stephen G. LaGattuta

CAL NO.: 424-01-S

APPEARANCE FOR: John J. Pikarski, Jr.

MAP NO.: 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 2116 N. Leavitt 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 residential use on the ground floor in the conversion of a 2-story brick building to a single family dwelling, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED TO
FEBRUARY 15, 2002.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Yen Nguyen

CAL NO.: 425-01-S

APPEARANCE FOR: Yen Nguyen

MAP NO.: 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 4925 N. Broadway

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 required parking lot for the parking of 25 private passenger automobiles, in a C2-3 General Commercial District, on premises at 4925 N. Broadway, to a Public Place of Amusement license at 4941 N. Broadway, which off-site parking will serve multiple uses at the subject site.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 18,2002.

COPY

THE VOTE

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

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

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

APPLICANT: Yen Nguyen

CAL NO.: 426-01-Z

APPEARANCE FOR: Yen Nguyen

MAP NO.: 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 4941 N. Broadway

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-3 General Commercial District, the establishment of a Public Place of Amusement license for a banquet and restaurant facility in a 1-story building at the subject site.

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 18, 2002

COPY

THE VOTE

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

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

APPLICANT: Chicago, Northwest Spanish Congregation of Jehovah's Witness **CAL NO.:** 427-01-S

APPEARANCE FOR: Sara A. McNear **MAP NO.:** 5-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:** November 16, 2001

PREMISES AFFECTED: 1617-19 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a public place of worship with a capacity of 162* seats in an existing 1-story building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

COPY

APPLICATION APPROVED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; and

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

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

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

That off-street parking shall continue to be located at an existing parking lot located at 1614-16 N. Troy Street, granted April 8, 1958 in Cal. No. 148-58-S.

*Amended at the public hearing.

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

APPLICANT: Leslie Struthers **CAL NO.:** 428-01-Z
APPEARANCE FOR: Thomas Murphy, Leslie Struthers **MAP NO.:** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 740 N. Willard Court

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd floor addition to the rear of a 2 & 3-story single family dwelling with a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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: Walgreen Co. **CAL NO.:** 429-01-Z
APPEARANCE FOR: C. John Anderson **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 7045 S. Pulaski Road
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 1-story Walgreens Drug store building with drive-through facility and with one* instead of two required 10' x 25' loading berths.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 16, 2001, the Zoning Board of Appeals approved, in Cal. No. 430-01-S, the establishment of a drive-through facility in conjunction with a 1-story Walgreens Drug Store at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; that the variations, 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 inasmuch as a public alley has been incorporated into the ingress to and egress from the Walgreen Drug Store drive-through facility and parking area, an ordinance shall be obtained from the City Council rededicating the public alley.

*Amended at the public hearing.

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

APPLICANT: Walgreen Co. **CAL NO.:** 430-01-S
APPEARANCE FOR: C. John Anderson **MAP NO.:** 16-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 16, 2001
PREMISES AFFECTED: 7045 S. Pulaski Road

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

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; 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: Colleen Leahy **CAL NO.:** 431-01-Z
APPEARANCE FOR: Colleen Leahy **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 2943 N. Seeley 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 an enclosed front entry with stairs, whose front yard will be 7.03' instead of 19' 9".

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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: Mike Williamson **CAL NO.:** 432-01-Z
APPEARANCE FOR: James J. Banks, Mike Williamson **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 1805 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story with basement single family dwelling, whose front yard will be 10' instead of 20', and whose north and south side yards will be 1'3" each instead of 5' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED,

COPY

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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: Sandra Foster **CAL NO.:** 433-01-S
APPEARANCE FOR: Chester Slaughter, Sandra Foster **MAP NO.:** 18-E
APPEARANCES AGAINST: Luther McAdams **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 606 E. 75th Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tavern/lounge in a 2-story brick commercial building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; 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 June 11, 2001, the City Council rezoned the subject site from B2-1 Restricted Retail to B4-1 Restricted Service; that the subject site is improved with a 2-story brick multi-store and apartment building owned by the applicant; that the subject store premises was previously occupied by a tavern/lounge; that the proposed use is necessary for the public convenience at this location to serve area residents; that the applicant will provide a private security service to insure that the public health, safety and welfare will be adequately protected; that the proposed use will be compatible with existing business improvements in the area and 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 of the proposed tavern/lounge shall be limited to the hours between 4 P.M. and Midnight, Monday through Friday, and from 4 P.M. to 2 A.M., Saturday and Sunday; that security personnel shall be employed at the site during all hours of operation.

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

APPLICANT: Little Company of Mary
Affiliated Services, Inc.

CAL NO.: 434-01-S

APPEARANCE FOR: George J. Arnold

MAP NO.: 22-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 9455 S. Halsted Street/758 W. 95th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-street accessory parking lot, in a B4-1 Restricted Service District, on premises at 9455 S. Halsted Street/758 W. 95th Street, to satisfy the parking requirement for a proposed medical center to be located at 744 W. 95th Street.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 18, 2002.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Fred Anwayan **CAL NO.:** 436-01-S
APPEARANCE FOR: Paul A. Kolpak, Fred Anwayan **MAP NO.:** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 5017-23 W. Diversey 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 automobile laundry facility in a 1-story building, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

| APPIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | | X |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; 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 all queuing, parking, and cleaning of automobiles shall occur completely within the subject automobile laundry building.

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

APPLICANT: Timothy G. Loucopoulos **CAL NO.:** 437-01-Z
APPEARANCE FOR: Paul A. Kolpak, Timothy G. Loucopoulos **MAP NO.:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 2300 W. Diversey Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 2-story addition to an existing 2-story building with 23 parking spaces, with no rear yard instead of 30', and a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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: Elizabeth W. Spence **CAL NO.:** 438-01-Z
APPEARANCE FOR: James J. Banks, Elizabeth W. Spence **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 4750 N. Dover Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 30' x 39' masonry garage with roof deck and breezeway connection of which 787 square feet would be counted at square feet pursuant to Article 3.2 of the zoning ordinance.*

ACTION OF BOARD--

VARIATION GRANTED

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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

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

APPLICANT: Mark and Karen Harper **CAL NO.:** 439-01-Z
APPEARANCE FOR: Mark and Karen Harper **MAP NO.:** 15-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 16, 2001
PREMISES AFFECTED: 6151 N. Sauganash Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a 45' x27' 2nd floor addition to an existing single family dwelling whose east rear yard will be 11.14' instead of 30' and a 12'10" 2nd floor overhang addition projecting front and rear with 2-story bay windows.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | | X |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; 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; that the variations, 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: Rock-Wall Construction

CAL NO.: 440-01-Z

APPEARANCE FOR:

MAP NO.: 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 2000-02 W. Race 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 4 dwelling unit building whose front yard will be 5'6" instead of 11'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 18, 2002.

COPY

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

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

APPLICANT: Leland Properties, L.L.C. **CAL NO.:** 441-01-S
APPEARANCE FOR: Mark J. Kupiec, John Labiak **MAP NO.:** 11-G
APPEARANCES AGAINST: Linda Marlovitz, David Stein, Jennifer Ritter **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 1101 W. Leland 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 residential use below the 2nd floor in a proposed 4-story 13 dwelling unit building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

COPY

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on October 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-3 Restricted Service District, that the subject site is a 7,326 sq.ft. irregularly shaped vacant lot located on the southwest corner of W. Leland Avenue and N. Winthrop Street; that the applicant is seeking to establish residential use on the ground floor of a proposed 4-story 13 dwelling unit building to be built at the subject site; that the ground floor will be designed for the parking of automobiles and one dwelling and the 3 stories above are to be residential condominium or rental apartment units depending on the housing market; that under the Chicago Zoning Ordinance, the parking is an accessory use for the benefit of the residents of the dwelling units; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in the area and a growing demand for residential units; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that on-site parking will be provided which will help alleviate parking congestion in the area; and that the proposed use will be compatible with existing mixed residential and business improvements in the area and 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 100 percent of the required parking for the dwelling units in the proposed 4 story building shall be located on the ground floor of said building; that the owners of the subject property shall be bound by covenants filed of record in the Office of the Recorder of Deeds of Cook County requiring the owners, his or her heir and assigns to maintain the required number of parking spaces located on the ground floor of the aforesaid building throughout the existence of the principle use.

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

APPLICANT: Leland Properties, L.L.C. **CAL NO.:** 442-01-Z
APPEARANCE FOR: Mark J. Kupiec, John Labiak **MAP NO.:** 11-G
APPEARANCES AGAINST: Linda Marlovitz, David Stein, Jennifer Ritter **MINUTES OF MEETING:**
 November 16, 2001
PREMISES AFFECTED: 1101 W. Leland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the establishment of residential use below the 2nd floor in a proposed 4-story 13 dwelling unit building, with no front and side yards instead of the required 10%, and whose rear yard will be 15' instead of 30'.

ACTION OF BOARD--

THE VOTE

COPY

VARIATIONS GRANTED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 31, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 16, 2001, the Zoning Board of Appeals approved, in Cal. No. 441-01-S, the establishment of residential use (on-site parking and one dwelling unit) below the 2nd floor in a proposed 4-story 13 dwelling unit building at the subject site; that the subject site is a 7,326 sq. ft, irregularly shaped vacant lot located on the southwest corner of S. Winthrop Street and W. Leland Avenue; 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 in that without the variations requested it would be economically unfeasible to build the 4-story 13 dwelling unit building as designed; that the plight of the owner is due to the irregular shape of the subject property which necessitates the yard variations requested; that the variations, if granted, will not alter the essential character of the locality in that many of the existing improvements in the neighborhood do not comply with the required yard setbacks; it is therefore

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

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

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

APPLICANT: Robert Kinsloe

CAL NO.: 443-01-A

APPEARANCE FOR: None

MAP NO.: 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 1939 N. Bissell Street

NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | | X |
| X | | |

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

APPLICANT: George Yelich **CAL NO.:** 444-01-A
APPEARANCE FOR: John Donohue, George Yelich, **MAP NO.:** 5-G
APPEARANCES AGAINST: John J. George, Mark Thorsen **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 537 W. Fullerton Parkway
NATURE OF REQUEST: Objector's Appeal from the decision of the Office of the Zoning Administrator.
ACTION OF BOARD--

COPY THE VOTE

OBJECTOR 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
BRIAN L. CROWE

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | | X |
| | X | |

THE RESOLUTION:

WHEREAS, George Yelich, owner of the property at 543 W. Fullerton Parkway, on September 24, 2001, filed an Objector's Appeal from the decision of the Office of the Zoning Administrator in granting an Exception to the property owner of 537 W. Fullerton Parkway which reduced the west side yard to 1'4" instead of 5' to permit the construction of a 4-story open rear porch, in an R5 General Residence District; and

WHEREAS, on July 1, 2001, the Office of the Zoning Administrator granted a zoning Exception to the owner of the property located at 537 W. Fullerton Parkway for the reduction of the west side yard to 1.4" instead of 5' in order to allow the construction of a 19'9" x 25'9" rear 4-story open porch to the existing 3 dwelling unit building; and

WHEREAS, a public hearing was held on this Objector's Appeal by the Zoning Board of Appeals at its regular meeting held on November 16, 2001; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that Mark Thorsen has owned the subject site for 10 years and occupies the top floor dwelling unit; that the appellant contends that the proposed open rear porch will consist of four 500+ square feet open steel porches and that said porches will be used as "outdoor entertainment rooms"; that their size will enable the property owner to obtain higher rents for the remaining three dwelling units; that the appellant also contends that the granting of the exception was an arbitrary decision by the Zoning Administrator and was not based on zoning ordinance standards; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determination, based on the facts, to grant or deny an Exception; that in this case, the Board finds that no evidence was presented to indicate that the Zoning Administrator exceeded his authority in granting the Exception request of the owner of the subject property in question; it is therefore

RESOLVED, that the Objector's Appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting the Exception be and it hereby is affirmed

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

APPLICANT: Marko Obranovic **CAL NO.:** 239-01-A

APPEARANCE FOR: Marko Obranovic **MAP NO.:** 13-I

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001

PREMISES AFFECTED: 5027 N. Rockwell Street

NATURE OF REQUEST: 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.

COPY

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

| APPIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, Marko Obranovic, owner, on March 7, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an additional dwelling unit in a non-conforming 3-story brick 25 dwelling unit building with insufficient lot area and no off-site parking, in an R3 General Residence District, on premises at 5027 N. Rockwell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 2001, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 4-story brick apartment building; that the testimony presented indicates that the appellant purchased the subject building in 1986; that the appellant thought the building contained 26 dwelling units although it was advertised as a 25 dwelling unit building; that no evidence was presented to indicate that the basement dwelling unit was ever legally permitted at the subject site prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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: Patrick Miller **CAL NO.:** 287-01-Z
APPEARANCE FOR: Thomas S. Moore, Patrick Miller **MAP NO.:** 9-G
APPEARANCES AGAINST: Roger Thryselius et al. **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 3249 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District (S.D. #6), the erection of a 3-story, with basement, 3 dwelling unit building whose minimum lot size will be 1,041.6 sq. ft. per dwelling unit instead of 1,100 sq. ft. per dwelling unit or 94.7% of the requirement.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

THE VOTE

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 1, 2001; 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/Special District # 6 zoning district; that the subject site is a 25' x 125' lot currently improved with a 3-story residential building; that the applicant proposes to demolish the existing building and erect a 3-story with basement 3 condominium dwelling unit building with on-site parking at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the applicant purchased the subject site for \$330,000 and to erect less than 3 dwelling units at the subject site would be economically unfeasible; that the plight of the owner is due to unique circumstances in that the subject 3,125 sq. ft. lot area determines the number of dwellings units that can be built at the site and that under the Special District #6 regulations a minimum of 1,100 sq. ft. is required per dwelling unit; that the proposed 3-story 3 dwelling unit building will be compatible with existing residential improvements in the area; and that the variations, 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: Blanca Herrera **CAL NO.:** 322-01-A
APPEARANCE FOR: Gary I. Wigoda, Blanca Herrera **MAP NO.:** 14-K
APPEARANCES AGAINST: Michael Vinci **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 6236 S. Kolmar Street
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

COPY

**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
 BRIAN L. CROWE

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Blanca Herrera, owner, on May 29, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of an improved zoning lot, in an R2 Single-Family Residence District, on premises at 6236 S. Kolmar Avenue, which will not provide the divided lots with the predominant frontage (56.25 feet) of lots on the block; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 2001, 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(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 56' x 200' sq. ft. lot improved with a 1 ½ story frame single-family dwelling; that Section 7.5(9) of the zoning ordinance provides that each zoning lot, in an R2 Single-Family Residence District, shall have a frontage on a public street which is equal to the predominant widths of the zoning lots on the same side of the street between the nearest intersecting streets or a minimum of 25 feet of frontage, whichever is greater; that the evidence presented indicates that there are 11 zoning lots fronting on the same side of the street as the subject site, 6 of which have frontages of 28 feet in width and 5 have frontages of 56 feet in width; that the division of the subject site 56' x 200' lot will result in two lots with 28 feet of frontage, equal to that of the predominant number of lots on the same side of the street; 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 division of an improved zoning lot into two 28' x 200' zoning lots, in an R2 Single-Family Residence District, on premises at 6236 S. Kolmar Street, 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: First Paradise M.B. Church **CAL NO.:** 331-01-S
APPEARANCE FOR: Clyde E. Mize, Jr. **MAP NO.:** 16-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 16, 2001
PREMISES AFFECTED: 6736-38 S. Cottage Grove 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 1-story addition to an existing church, in a C2-2 General Commercial District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION APPROVED.

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, September 5, 2001; 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 an off-site parking lot for the parking of 40 private passenger automobiles shall be located at 6742 S. Cottage Grove Avenue, for the use of the applicant church, as provided for in Cal. No. 332-01-S.

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

APPLICANT: First Paradise M.B. Church CAL NO.: 332-01-S
APPEARANCE FOR: Clyde E. Mize, Jr. MAP NO.: 16-H
APPEARANCES AGAINST: None MINUTES OF MEETING: November 16, 2001
PREMISES AFFECTED: 6742 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 40 private passenger automobiles, in a C2-2 General Commercial District, on premises at 6742 S. Cottage Grove Avenue, to serve a church located at 6736 S. Cottage Grove Avenue.

ACTION OF BOARD--

THE VOTE

COPY

APPLICATION APPROVED.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, September 5, 2001; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on November 16, 2001, the Zoning Board of Appeals, approved, in Cal. No. 331-01-S, the establishment of a 1-story addition to an existing church located at 6736-38 S. Cottage Grove Avenue; 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 subject off-site parking 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;

(Additional conditions follow on page 34a)

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 332-01-S

That fencing and landscaping shall comply with all applicable provisions of the Chicago Landscape Ordinance;

That striping and lighting shall be provided;

That ingress and egress shall be from driveways located on E. 68th Street and on S. Cottage Grove 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 compliance with all applicable ordinances;

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: Frank Mendoza

CAL NO.: 336-01-Z

APPEARANCE FOR: John J. George

MAP NO.: 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 1362-64 N. Dearborn Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story residential building with no north and south side yards instead of 4' each, whose front yard will be 13' 7" instead of 15', and whose rear yard will be 25' 9" instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

THE VOTE

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

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

APPLICANT: Dan Whitman **CAL NO.:** 339-01-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 1026-28 W. Fry Street/839-51 W. Ogden 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 residential use below the 2nd floor in the erection of 9 attached single family dwelling units, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Dan Whitman **CAL NO.:** 340-01-Z

APPEARANCE FOR: James J. Banks **MAP NO.:** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 16, 2001

PREMISES AFFECTED: 1026-28 W. Fry Street/839-51 W. Ogden Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an B4-2 Restricted Service District, the erection of 9 attached single family dwelling units, whose front yard will be 3' instead of 15', whose east yard will be 3' instead of 9.5', whose rear yard will be 5' instead of 30, and to reduce the minimum lot area from 9,000 sq. ft. to 8,568 sq. ft..

ACTION OF BOARD--

COPY

THE VOTE

APPLICATION WITHDRAWN.
UPON MOTION OF APPLICANT.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Nextel Communications

CAL NO.: 347-01-Z

APPEARANCE FOR: None

MAP NO.: 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 734-36 W. 119th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-1 Restricted Service District, the establishment of a wireless communication facility within 1,320 feet of an existing wireless communication tower, whose side yard will be 16' instead of 25'.

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

COPY

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Longstreet Renovation and Development Co. **CAL NO.:** 349-01-Z

APPEARANCE FOR: **MAP NO.:** 5-F

APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 16, 2001

PREMISES AFFECTED: 443 W. Webster Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, a 3-story addition to an existing 3-story proposed single family dwelling, with no rear yard instead of 30', and no west side yard instead of 3' 6".

ACTION OF BOARD--

CASE CONTINUED TO
JANUARY 18, 2002..

COPY

THE VOTE

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

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

APPLICANT: St. Edmund's Manor Limited Partnership **CAL NO.:** 351-01-S
APPEARANCE FOR: Patricia Holland **MAP NO.:** 14-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 November 16, 2001
PREMISES AFFECTED: 5958 S. Prairie 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 accessory off-site parking lot for the parking of 32 private passenger automobiles, in an R5 General Residence District, to serve a 31 dwelling unit building located at 5947-49 S. Indiana Avenue.

ACTION OF BOARD--

THE VOTE

COPY

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2001, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, September 5, 2001; 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 to provide off-street parking for the residents of the low and moderate income housing development located at 5947-49 S. Indiana Avenue; 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 of the residents of the 31 dwelling unit building located at 5947-49 S. Indiana Avenue;

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;

(Additional conditions follow on page 40a.)

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

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 351-01-S

That lighting, striping and concrete wheel stops shall be provided;

That fencing and landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance;

That ingress and egress shall be from E. 60th Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway located on E. 60th Street shall be constructed in compliance with applicable ordinances;

That it shall be the responsibility of the applicant to improve and maintain the subject 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: Luis Bermudez

CAL NO.: 364-01-A

APPEARANCE FOR:

MAP NO.: 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 1936 S. Carpenter Street

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 18, 2002.

COPY

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | | X |
| X | | |

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

APPLICANT: Thomas P. Ambry **CAL NO.:** 375-01-Z
APPEARANCE FOR: Barry Ash, Thomas P. Ambry **MAP NO.:** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 1840 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition to an existing 2-story single family dwelling whose 1st floor will contain parking, with no side yards instead of 6.2' each, with no rear yard instead of 30', and with a 10% increase in the amount of floor area which existed prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED

COPY

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; 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; that the variations, 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: Freeman Jewelers Inc.

CAL NO.: 376-01-S

APPEARANCE FOR:

MAP NO.: 20-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 16, 2001

PREMISES AFFECTED: 8130 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 pawn shop, in a B4-2 Restricted Service District.

ACTION OF BOARD--

COPY

THE VOTE

CASE CONTINUED ON
MOTION OF THE BOARD TO
JANUARY 18, 2002.

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

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

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

APPLICANT: Vladimir Novakovic **CAL NO.:** 388-01-Z
APPEARANCE FOR: James J. Banks, Vladimir Novakovic **MAP NO.:** 17-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 16, 2001
PREMISES AFFECTED: 1124-32 W. Farwell 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 ten 4'x 10' open balconies on the east elevation of an existing 16 dwelling unit building.

ACTION OF BOARD--

COPY

THE VOTE

VARIATION GRANTED.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 16, 2001, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on October 3, 2001; 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; that the variations, 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.

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 415-00-Z

James J. Banks, for Stephen and Holly Rivera, applicant, presented a written request for an extension of time of the resolution granted by the Zoning Board of Appeals on December 15, 2000, in Cal. No. 415-01-Z for the reduction of the rear yard from 30' to 8.99' in order to subdivide a 16,667 sq. ft. improved zoning lot into 2 zoning lots, the lot improved with a single family residence providing 9,128 sq. ft. of lot area and the new lot providing 7,539 sq. ft. of lot area with a street frontage of 58.99 sq. ft., in an R1 Single Family Residence District, on premises at 5851 N. Nicolet Avenue/5854 N. Nickerson Avenue.

Mr. Banks stated that his client is currently finalizing his plans for construction of a single-family dwelling on the new lot resulting from the subdivision of the subject property and securing his financing for this project.

Chairman Spingola moved that the request be granted and the time for completing the aforesaid project be extended to December 15, 2002. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 383-00-S

Glenn C. Sechen, for Allied Waste Transportation, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the expansion of an existing waste transfer and recycling facility to allow operations to expand to 7 days a week, 24 hours daily, and to erect additions to the existing structures on the lot, in Planned Manufacturing District #4, on premises at 1850 W. Carroll Avenue, approved by the Zoning Board of Appeals on January 29, 2001, in Cal. No. 383-00-S.

Mr. Sechen stated that his client has diligently been pursuing building permits in order to make the necessary improvements, but that to date, such building permits have not been issued.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permits be extended to January 19, 2003. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 395-00-S

Richard C. Baker, for Christian Assembly Rios de Agua Viva, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of a 120 seat church in an existing 1-story brick building, in a B2-1 Restricted Service District, on premises at 6132 S. Kedzie Avenue, approved by the Zoning Board of Appeals on November 17, 2000, in Cal. No. 395-00-S.

Mr. Baker stated that upon acquisition of the subject property in December of 2000, the applicant began using the subject building for religious purposes while the construction renovation plans were being finalized. Plans have now been completed and a construction contract let and the application for a building permit is now being processed. The use of the premises as a church has now had to be suspended while the interior is being renovated.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits and completion of interior renovation be extended to November 17, 2002. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

November 16, 2001

Cal. Nos. 266-00-S, 267-00-Z and
300-00-Z

Rev. Raphael Bryant, for Kedvale New Mount Zion M.B. Church, applicant, presented a written request for an extension of time in which to obtain necessary permits for the erection of a 200 seat church building addition to an existing 1-story fellowship hall, which addition will have a front yard of 4' instead of 15', and whose rear yard will be 1.75' instead of 30', in an R4 General Residence District, on premises at 1306 S. Kedvale Avenue, approved by the Zoning Board of Appeals on September 15, 2000, in Cal. No. 267-00-Z; and for the establishment of an off-site parking lot for up to 12 private passenger automobiles, on premises at 1256 S. Kedvale Avenue, to satisfy the parking requirement for the aforesaid church, approved by the Board of September 15, 2000, in Cal. No. 266-00-S; and for the establishment of an off-site parking lot with 14 instead of the 17 required parking spaces, on premises at 1256 S. Kedvale Avenue, to serve the aforesaid church, approved by the Board on September 15, 2000, in Cal. No. 300-00-Z.

Rev. Bryant stated that only two areas, fire and electrical, still need to be approved by the Building Permits Department and an extension of time is necessary to obtain approvals.

Chairman Spingola moved that the request be granted and the time for obtaining permits be extended to September 15, 2002. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

November 16, 2001

Cal. No. 259-99-S

Earl T. Medansky, for Joan Marie Roberts, applicant, presented a written request for an extension of time in which to obtain the necessary business licenses for an animal hospital in a proposed 2-story building, in an M1-2 Restricted Manufacturing District, on premises at 1705 W. Belmont Avenue, approved by the Zoning Board of Appeals on August 20, 1999, in Cal. No. 259-99-S.

Mr. Medansky stated that upon completion of the aforesaid animal hospital, Dr. Humphrey Roberts, DVM, applied for his business license to be transferred from 1709 W. Belmont, the existing animal hospital facility which remains as an adjunct building to 1705, the new facility. Dr. Roberts has now been advised by the Department of Zoning that inasmuch as he failed to establish the special use by applying for a business license within one year of the approval of the special use application he is outside the statutory period for establishing the animal hospital facility at 1705 W. Belmont. Dr. Roberts is now requesting an extension of the validity of the special use to cover the date of his business license application at 1705 W. Belmont and to permit the licensing of the hospital at that address.

Chairman Spingola moved that the request for an extension of time be denied citing that Dr. Roberts failed to establish the special use granted within the one-year statutory period and therefore he is required to file a new special use application for the approval of the aforesaid animal hospital, to be licensed ad 1705 W. Belmont. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

November , 2001

Cal. No. 275-99-S

Bishop R. L. Redding, for Triumph the Church & Kingdom of God in Christ, applicant presented a 2nd request for an extension of time in which to obtain building permits for the establishment of a 300-seat church with on-site parking for 28 private passenger automobiles, on premises at 44 W. 103rd Street, approved by the Zoning Board of Appeals on October 15, 1999, in Cal. No. 275-99-S and for which an extension of time was granted by the Zoning Board of Appeals on July 20, 2001 to November 15, 2001.

Bishop Redding stated that due to law changes and rule changes, the architect had to redo the drawings and supply separate electrical drawings to the Building Department which has changed the time frame for securing the necessary building permits.

Chairman Spingola moved that the request for an extension of time be denied, stating that the applicant has received the maximum extension of time permitted and must file a new special use application. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING
November 16, 2001

Motion was made by Member Martin to recess the Zoning Board of Appeals for deliberation on the matters heard; motion was seconded by Member McCabe-Miele. The motion passed unanimously. The Board thereupon recessed, taking action designated on the face of the resolutions.

The Board adjourned to meet in regular meeting on Friday, December 14, 2001.

Secretary