

**MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS**

at 9:00 A.M. and 2:00 P.M.

held in the Council Chambers, City Hall, 121 N. LaSalle Street, on Friday, March 15, 2002

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

LeRoy K. Martin, Jr.
Vice Chairman
Brian Crowe
Demetri Konstantelos
Gigi McCabe-Miele

MINUTES OF MEETING

March 15, 2002

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on February 15, 2002 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

The Board thereupon held its regular meeting.

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

APPLICANT: Jerry Gingrich **CAL NO.:** 83-02-Z
APPEARANCE FOR: John J. Pikarski, Jr., Jerry Gingrich **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002
PREMISES AFFECTED: 106 W. Oak Street/1004 N. Clark Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-4 General Commercial District, the erection of an 8-story store and 24 dwelling unit building with no north rear yard instead of 30' at the lowest residential unit, no transitional west yard instead of 6.5', and with no provision for one required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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: Paul Wehner

CAL NO.: 84-02-S

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 15, 2002

PREMISES AFFECTED: 1758 W. 21st 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 3-story 4 dwelling unit, in a B4-2 Restricted Service District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 15, 2002.

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: Sotirios A. Barber **CAL NO.:** 85-02-Z
APPEARANCE FOR: Sotitios A. Barber **MAP NO.:** 14-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002
PREMISES AFFECTED: 5716 S. Kimbark Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story rear addition to an existing single family residence whose north side yard will be 3' 4" instead of 5' 2", whose south side yard will be 4' 5" instead of 5' 2", and to increase the floor area by no more than 15% (312 sq. ft.) of the area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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: Prairie Bank and Trust Co. **CAL NO.:** 86-02-S
APPEARANCE FOR: Thomas S. Moore, Bradley Stevens **MAP NO.:** 2-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 1001-07 S. Western Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed bank, in a C2-2 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 facility shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by The Shalvis Group, dated March 12, 2002; and that the final landscape plan shall be approved by the Department of Development and Planning.

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

APPLICANT: Anthony Zaskowski **CAL NO.:** 87-02-Z

APPEARANCE FOR: John J. Pikarski, Jr., Anthony Zaskowski **MAP NO.:** 5-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002

PREMISES AFFECTED: 2336-38 N. Damen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 6 dwelling unit and commercial building with a waiver of the one required 10' x 25' loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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: Henry Brownell **CAL NO.:** 88-02-Z
APPEARANCE FOR: John J. Pikarski, Jr., Henry Brownell **MAP NO.:** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002
PREMISES AFFECTED: 1431 W. Wrightwood 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 single family residence whose front yard will be 8.7'* instead of 15', and whose east side yard will be .12' instead of 2.4'.

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 at the public hearing.

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

APPLICANT: Bloomingdale Harlem L.L.C. **CAL NO.:** 89-02-S
APPEARANCE FOR: James J. Banks, George Redfern **MAP NO.:** 5-N
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 1810-35 N. Harlem Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Osco drug store, in a C2-1 and C2-3 General Commercial Districts.

ACTION OF BOARD--

APPLICATION APPROVED.

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 pharmacy shall be constructed consistent with the layout and design represented on the site plan dated February 28, 2002 and elevation drawings dated October 10, 2001 as prepared by Camburas & Theodore, Ltd.; 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: Byron Kouris **CAL NO.:** 90-02-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 9-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 15, 2002

PREMISES AFFECTED: 3801-03 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 drive through facility in conjunction with a proposed restaurant, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 17, 2002.

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: Peter Christopoulos **CAL NO.:** 91-02-S
APPEARANCE FOR: Gary I. Wigoda, Peter Christopoulos **MAP NO.:** 13-H
APPEARANCES AGAINST: James Ali, Brian Lisk **MINUTES OF MEETING:**
March 15, 2002
PREMISES AFFECTED: 1740-60 W. Jarvis Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site voluntary parking lot to serve a fruit and vegetable market located at 7401 N. Clark Street, in an R4 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 a 7,332 sq. ft. irregular shaped vacant lot; that the applicant proposes to establish a voluntary off-site parking lot for 19 vehicles at the subject site; that the proposed use is necessary for the public convenience at this location to provide parking for customers of a fruit and vegetable market located immediately west of the subject site at 7401 N. Clark Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be improved and operated under the conditions hereinafter set forth; and that the proposed use with landscaping and privacy fencing 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 11a.)

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

MINUTES OF MEETING

March 15, 2002

Cal. No. 91-02-S

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

That striping and lighting which is directed away from adjacent residential properties shall be provided;

That ingress and egress shall be from W. Jarvis Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be secured by locking gates when not in use by the applicant;

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: Lamar C. Bloodworth **CAL NO.:** 92-02-Z

APPEARANCE FOR: None **MAP NO.:** 7-1

APPEARANCES AGAINST: **MINUTES OF MEETING:**
March 15, 2002

PREMISES AFFECTED: 2745 W. Nelson Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a 3rd floor dormer addition to an existing 3-story 2 dwelling unit frame building whose front yard will be 9.08' instead of 16.1', with no west side yard instead of 6.38', and to increase the floor area by no more than 15% of the area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD-

CASE DISMISSED FOR
WANT OF PROSECUTION.

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: 119th & Western, L.L.C. **CAL NO.:** 93-02-S
APPEARANCE FOR: Bridget O'Keefe, Thomas Morbito **MAP NO.:** 28-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 11815 S. Western Avenue / 2320 W. 119th Street*
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the re-location and extension of an existing C.T.A. bus turn-around, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

APFIRMATIVE	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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 C.T.A. bus turn-around shall be constructed consistent with the layout and design represented on the site plan prepared by Camburas & Theodore, Ltd., dated March 12, 2002; that the final landscape plan shall be approved by the Department of Planning and Development.

*Amended at the public hearing.

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

APPLICANT: 119th & Western, L.L.C. **CAL NO.:** 94-02-S
APPEARANCE FOR: Bridget O'Keefe, Thomas Morbito **MAP NO.:** 28-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 11833 S. Western Avenue*

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive through facility in conjunction with a proposed Walgreens drug store located 11821-25 S. Western Avenue, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 drive-through pharmacy shall be constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Camburas & Theodore, Ltd., dated March 12, 2002; and that the final landscape plan shall be approved by the Department of Planning and Development.

*Amended at the public hearing.

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

APPLICANT: 600 West Randolph, L.L.C. **CAL NO.:** 95-02-S
APPEARANCE FOR: John A. Fritchey, Peter O. Flaherty **MAP NO.:** 1-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 150 N. Jefferson Streety
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 fee parking lot, for 28 private passenger automobiles, 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-MIBLE
 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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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, 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 15a.)

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

MINUTES OF MEETING

March 15, 2002

Cal. No. 95-02-S

That 5' high decorative wrought-iron fencing shall be provided on the west, east and south lot lines, excepting the driveways;

That ingress and egress shall be via curb cuts located on W. Randolph Street and on N. Jefferson Avenue; that there shall be no ingress nor egress via the public alley abutting the site to the west; that the drive-ways shall be constructed in accordance with applicable ordinances;

That striping and lighting shall be provided;

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

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

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

APPLICANT: KFC National Management Company **CAL NO.:** 96-02-S
APPEARANCE FOR: Tim Hinchman, Armen Parker **MAP NO.:** 20-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 2021 E. 83rd 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 drive through facility in conjunction with a proposed Kentucky Fried Chicken restaurant, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

APPROVAL	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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 facility shall be constructed consistent with the layout and design represented on the layout and design represented on the site plan dated February 28, 2002 and elevation drawings dated February 26, 2002 as prepared by PFDA, Inc.; 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: Hattie M. Collins-Howard **CAL NO.:** 97-02-S
APPEARANCE FOR: Gary I. Wigoda, Hattie M. Collins-Howard **MAP NO.:** 26-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 1052 W. 111th Street
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-1 General Commercial District, the establishment of a community center for children and adolescents in an existing 2-story commercial building.

ACTION OF BOARD--

THE VOTE

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 C2-1 General Commercial District; that the subject site is improved with a 1-story brick commercial building with on-site parking lot; that the applicant proposes to establish a community center to serve children and adolescents, aged 5 through 18 years old with academic/behavior management problems and provide parenting support services; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

APPLICANT: J.S. Huron LLC **CAL NO.:** 98-02-A

APPEARANCE FOR: Barry Ash **MAP NO.:** 1-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002

PREMISES AFFECTED: 1347 W. Huron Street

NATURE OF REQUEST: 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
 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, J.S. Huron LLC, owner, on November 30, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the reconversion of a 7 dwelling unit building to 8 dwelling units, in an R3 General Residence District, on premises at 1347 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 30, 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, 7.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2002; 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 said use is located in an R3 General Residence District; that the subject site is a 3,125 sq. ft. lot improved with a 4 ½ story brick residential building; that the appellant seeks to reconvert the existing 7 dwelling unit building to 8 dwelling units; that at some time in the past the building was deconverted to 7 dwelling units in order to provide additional living space to an extended family living at the site; that no evidence was presented to indicate whether this deconversion was legally done; that the evidence presented indicates that the building was originally constructed as 8 dwelling units; that City of Chicago Department of Buildings and Department of Inspectional Services records indicates the subject building as a 4-story 8 dwelling unit building; that relying on the documents provided by the City of Chicago in determining the number of dwelling units, the appellant purchased the subject property as a 4-story 8 dwelling unit building; that the appellant has a right to continue the occupancy of the subject building as 8 dwelling units provided the building is brought into compliance with applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator and it hereby is reversed and he is authorized to permit a reconversion of a 7-dwelling unit building to 8 dwelling units, on premises at 1347 W. Huron Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Pablo R. Torres **CAL NO.:** 99-02-A

APPEARANCE FOR: Pablo R. Torres **MAP NO.:** 6-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002

PREMISES AFFECTED: 2721 S. Millard Street

NATURE OF REQUEST: 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
 BRIAN L. CROWE

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
	X		
	X		
	X		
			X

THE RESOLUTION:

WHEREAS, Pablo R. Torres, owner, on December 7, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 3-story brick 3 dwelling unit building with insufficient lot area, in an R3 General Residence District; on premises at 2721 S. Millard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2002; 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 said use is located in an R3 General Residence District; that the subject site is improved with a 3-story residential building; that the appellant seeks to continue the use of the subject building as 3 dwelling units; that the appellant obtained a building permit to make repairs to a chimney and that the contractor obtained the permit in error for work on a single-family dwelling; that City of Chicago records indicate that 3 dwelling units have been legally established at the subject site since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 3 dwelling units; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a 3 story brick building as 3 dwelling units with insufficient lot area, on premises at 2721 S. Millard Street, upon condition that the building is brought into compliance with building code regulations with plans and permits showing 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: The Kotton Laundry Co. Incorporated **CAL NO.:** 100-02-A
APPEARANCE FOR: Stanley M. Jackson **MAP NO.:** 26-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 10456 S. Halsted Street
NATURE OF REQUEST: 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
 BRIAN L. CROWE

APPROPRIATE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, The Kotton Laundry Co., Incorporated, for Columbia Halsted Limited Partnership, owner, on December 7, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a coin operated laundry in a 1-story brick commercial building, in a B4-2 Restricted Service District, on premises at 10456 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 4, 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 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2002; and

WHEREAS, the district maps show that the premises is located in B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick commercial building with an on-site parking lot; that the appellant seeks to establish a laundromat at the subject site; that the testimony presented indicates that the washing machines to be located at the subject will be machines operated by money cards instead of coin operated machines; that the said money cards are inserted into the washing machines and dryers in lieu of coins; that the subject premises was previously occupied by a Blockbuster Video store which ceased operation approximately 8 months ago; that the change of use to a card operated laundry is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a self-service card operated laundry in a 1-story commercial building, on premises at 10456 S. Halsted Street, upon condition that not more than two persons in addition to one owner or manager shall be employed; that at least one person shall be on duty during all hours of operation; that the laundry equipment on premises shall not exceed 22 pounds capacity each; 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: James Contreras

CAL NO.: 101-02-A

APPEARANCE FOR:

MAP NO.: 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 15, 2002

PREMISES AFFECTED: 647 W. 48th Place

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 17, 2002.

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

APPROPRIATE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Susan S. Sher

CAL NO.: 102-02-A

APPEARANCE FOR:

MAP NO.: 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
March 15, 2002

PREMISES AFFECTED: 1919 N. Burling Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Richard & Marilyn Pierson **CAL NO.:** 103-02-S
APPEARANCE FOR: Mark Kupiec **MAP NO.:** 12-N
APPEARANCES AGAINST: Richard Feeney **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 6854 W. Archer Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of an existing tavern in a 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 B41 Restricted Service District; that the subject site is improved with a 1-story brick building occupied by a licensed tavern; that the evidence presented indicates that a packaged goods liquor store operated out of the front part of the subject building and a tavern operated out of the rear part of the building; that the applicants applied for and were issued a tavern liquor license for the premises which also allows them to use the front part of the building for ingress and egress to and from the tavern area; that the applicants were told that they cannot use the former liquor store area at the front of the building for the consumption of alcoholic beverages until a special use was granted by the Zoning Board of Appeals; that the proposed use is necessary for the public convenience at this location to allow the applicants to interior remodel the part of the existing building which was formerly occupied by the packaged goods liquor store; 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 the applicants will use the rear portion of the building to enlarge and expand the bathrooms, making them handicapped accessible in the process; that the tavern has been located at the subject site for many years and that the proposed expansion with the elimination of the former retail packaged goods liquor operation 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: Chicago Sinai Congregation **CAL NO.:** 104-02-S
APPEARANCE FOR: Jack Lawlor, Rabbi Michael Steinfield **MAP NO.:** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:** March 15, 2002
PREMISES AFFECTED: 1-15 W. Delaware Place
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 proposed 3-story addition to an existing Temple, in a B7-6 General Central Business District.

ACTION OF BOARD--

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 January 21, 1994, the Zoning Board of Appeals approved, in Cal. No. 16-94-S, the establishment of a 350 to 800-seat synagogue/community center, on premises at 5-15 W. Delaware Place; that the proposed use is necessary for the public convenience at this location; that no off-street parking is necessary in conjunction with the proposed addition; 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, with no off-site parking required, 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: Quentin Green

CAL NO.: 105-02-Z

APPEARANCE FOR: Quentin Green

MAP NO.: 75-B

APPEARANCES AGAINST: None

MINUTES OF MEETING:
March 15, 2002

PREMISES AFFECTED: 2237 W. Medill Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in R4 General Residence District, the expansion of a 4-story 3 dwelling unit brick residential building with basement by an amount not to exceed 15% (109 sq. ft.) of the area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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: Mission Metamorphosis, Inc. **CAL NO.:** 106-02-S
APPEARANCE FOR: Stacey Rubin Silver, Paula Taper **MAP NO.:** 4-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:** March 15, 2002
PREMISES AFFECTED: 1656 S. Pulaski Road

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a 24 bed transitional residence for homeless teenage mothers and children, in a 2-story building.

ACTION OF BOARD--

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 C1-2 Restricted Commercial District; that the subject site is improved with a 2-story brick store and apartment building; that the applicant proposes to establish at the subject site a 24 bed transitional residence for homeless teenage mothers, 15 to 21 years old, and their children; 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 granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence operation to another group or association, the special use granted herein shall become null and void; and that at any deviation from the specified use of the subject premises as a transitional residence for homeless teenage mothers, 15 to 21 years, and their children, or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void;

That the subject building shall not be used as a transitional residence facility until the building complies with all applicable building code regulations.

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

APPLICANT: Ignazio Martorina

CAL NO.: 107-02-Z

APPEARANCE FOR:

MAP NO.: 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 15, 2002

PREMISES AFFECTED: 670 N Peoria Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 5 dwelling unit residential building whose front yard will be 1.5' instead of 15', whose south side yard will be 1' instead of 5', and with a waiver of the 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 17, 2002.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Marian Dzierzkowski **CAL NO.:** 108-02-Z
APPEARANCE FOR: Thomas M. Pikarski, Marian Dzierzkowski **MAP NO.:** 1-I
APPEARANCES AGAINST: Michael J. Beno **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 2420-22 W. Erie Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of a 1 ½-story single family residence at 2422 W. Erie Street with no east side yard instead of 2'6" to allow the division of an improved zoning lot.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 48' x 124.35' zoning lot; that the applicant seeks to reduce the east side yard to zero instead of 2'6" in order to allow the subdivision of the subject lot into two 24' x 124.35' zoning lots; that the west side of the existing lot is improved with a 1 ½ story single-family residence with an address of 2422 W. Erie Street; that no plans are anticipated for the proposed second lot having the address of 2420 W. Erie Street; that testimony was presented indicating that the applicant purchased the subject property approximately 8 years ago for about \$80,000; that if the subject property had to be sold as a single parcel the sale price would be approximately \$350,000 and if the property were subdivided the total sale price of the 2 lots would be approximately \$450,000-\$460,000; that no evidence was presented to indicate that the applicant cannot obtain a reasonable rate of return on his property or that any unique circumstances exist necessitating the variation requested; it is therefore

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

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

APPLICANT: Jeanne Gang **CAL NO.:** 109-02-Z

APPEARANCE FOR: Jeanne Gang **MAP NO.:** 3-J

APPEARANCES AGAINST: Mark Schendel **MINUTES OF MEETING:**
March 15, 2002

PREMISES AFFECTED: 3256-58 W. Crystal 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 proposed 2-story 2 dwelling unit building with no west side yard instead of 5'.*

ACTION OF BOARD--

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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 at the public hearing.

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

APPLICANT: 1217-31 Wilson LLC **CAL NO.:** 110-02-Z
APPEARANCE FOR: Gary I Wigoda **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
March 15, 2002
PREMISES AFFECTED: 1217 W. Wilson 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 erection of a proposed 5-story 40 dwelling unit building with parking on the 1st floor, with no south side yard instead of 14.2', with no rear yard instead of 30', and with a waiver of the 1 required 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION 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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 March 15, 2002, the Zoning Board of Appeals, approved, in Cal. No. 111-02-S, the establishment of residential use below the 2nd floor in a proposed 5-story building, 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.

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

APPLICANT: 1217-31 Wilson LLC **CAL NO.:** 111-02-S
APPEARANCE FOR: Gary I. Wigoda **MAP NO.:** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 1217 W. Wilson 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 5-story building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 on-site parking shall be located on the 1st floor of the proposed 5-story building, as provided for in companion application 110-02-Z

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

APPLICANT: Steve Petkovic **CAL NO.:** 112-02-Z
APPEARANCE FOR: Steve Petkovic **MAP NO.:** 5-F
APPEARANCES AGAINST: Martha Turner et al. **MINUTES OF MEETING:**
March 15, 2002
PREMISES AFFECTED: 421 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence (S.D. #19) District, the erection of a 3rd story addition to an existing 2-story with basement 3 dwelling unit building with no east side yard instead of 2.5', and whose rear yard will be 29' instead of 30'.*

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

	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 March 15, 2002, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence/S.D. #19 District; that the subject site is a 25' x 88' lot with no alley access and is improved with a brick 2-story with basement vacant 3 dwelling unit building; that the applicant proposes to renovate the structure and build a 3rd story addition to the existing building with one parking space in the basement garage and two outside parking spaces at the rear of the lot to be accessed through the basement; that no evidence was presented that would prove 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; that no unique circumstances exists; that the subject building with the 3rd floor addition as designed will be 46 feet in height which will not be in conformance with existing residential improvements in the neighborhood; it is therefore

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

*Amended at the public hearing.
BAZ 15

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

APPLICANT: Public Building Commission **CAL NO.:** 113-02-S
APPEARANCE FOR: Andre M. Thapedi, Kathy Brown **MAP NO.:** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 March 15, 2002
PREMISES AFFECTED: 1619-21 W. Chicago 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 senior citizens community center on the 1st floor of a 4-story office building which contains offices of the City of Chicago, in a B2-2 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

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 March 15, 2002, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on Wednesday, February 27, 2002; 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 B2-4 Restricted Retail District; that the subject site is improved with the former 5-story brick Goldblatt's building currently used as business offices by the City of Chicago; that the applicant proposes to construct a 6,300 sq. ft. municipally operated community center for senior citizens on the first floor of the subject building; 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 premises shall not be used as a senior citizens community center until it complies with all applicable building code regulations.

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

APPLICANT: Ricarte Aguirre

CAL NO.: 472-01-A

APPEARANCE FOR:

MAP NO.: 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 15, 2002

PREMISES AFFECTED: 4307 W. 25th Place

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 21, 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: Ricarte Aguirre

CAL NO.: 473-01-Z

APPEARANCE FOR:

MAP NO.: 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 15, 2002

PREMISES AFFECTED: 4307 W. 25th Place

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 front yard stair case to an existing 2-story residential building whose front yard will be 7' 4" instead of 19' 6".

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JUNE 21, 2002.

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

APPRIMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Filiberto Quiles

CAL NO.: 5-02-S

APPEARANCE FOR:

MAP NO.: 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 15, 2002

PREMISES AFFECTED: 3045 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 residential use below the 2nd floor in a 2-story 2 dwelling unit building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Leo Oliver Mohan

CAL NO.: 7-02-Z

APPEARANCE FOR:

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 15, 2002

PREMISES AFFECTED: 1732 N. Carmen Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the location and establishment of a 2 ½-story single family residence whose west side yard will be zero instead of 5'.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MAY 17, 2002.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Leo Oliver Mohan

CAL NO.: 8-02-Z

APPEARANCE FOR:

MAP NO.: 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 15, 2002

PREMISES AFFECTED: 1734 N. Carmen 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 ½-story single family dwelling whose front yard will be 8' instead of 20', and whose east and west side yards will be 3' each instead of 5' each.

ACTION OF BOARD--

CASE CONTINUED TO
MAY 17, 2002.

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: Crate & Barrel Holdings

CAL NO.: 24-02-S

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 15, 2002

PREMISES AFFECTED: 1526-60 N. Dayton Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking to serve the building located at 833-41 W. North Avenue, in a C5-5 Commercial Office District.

ACTION OF BOARD--

APPLICATION WITHDRAWN
MOTION OF APPLICANT.

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: Euromarket Designs, Inc.

CAL NO.: 25-02-Z

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

February 15, 2002

PREMISES AFFECTED: 833-41 W. North Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C5-5 Commercial Office District, the erection of a new retail building with a waiver of one of the two required 10' x 25' loading berths.

ACTION OF BOARD--

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: Marin & Carmen Garcia **CAL NO.:** 43-02-A
APPEARANCE FOR: Marin & Carmen Garcia **MAP NO.:** 16-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 15, 2002
PREMISES AFFECTED: 6434 S. Kildare Avenue
NATURE OF REQUEST: 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
 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, Marin & Carmen Garcia, owner, on October 31, 2001, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 2 dwelling units in a 1 ½ story frame building, in an R2 Single-Family Residence District, on premises at 6434 S. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.5-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2002; 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 a 3,762.6 sq. ft. lot improved with a 1 ½ story frame residential building; that the evidence presented indicates that the subject building has been legally permitted as 2 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 2 dwelling units provided the building is brought into compliance with applicable building code regulations; 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 2 dwelling units in a 1 ½ story frame building, on premises at 6434 S. Kildare Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

March 15, 2002

Cal. Nos. 64-01-S and 65-01-Z

Dean T. Maragos, for Stephen J. Livaditis, applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the establishment of residential use below the 2nd floor in a proposed 3-story with basement brick and masonry 3 dwelling unit building; and to permit the erection of the aforesaid 3-story building whose front yard will be 14' instead of 15', whose north side yard will be .25' and whose south side yard will be 1.5' instead of 2.5' each, on premises at 1437 N. Wicker Park Avenue, approved by the Zoning Board of Appeals on February 16, 2001, in Cal. Nos. 64-02-S and 65-01-Z, respectively.

Mr. Maragos stated that his client has aggressively and diligently pursued the receipt of a building permit but due to the unique landmark status of the site, landscaping and other complex issues he has not yet obtained the building permit.

Vice Chairman Martin moved that the request be granted and the time for obtaining the necessary building permits be extended to February 16, 2003. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

March 15, 2002

Cal. Nos. 66-01-S and 67-01-Z

Dean T. Maragos, for Stephen J. Livaditis, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of residential use below the 2nd floor in a proposed 4-story 8 dwelling unit brick and masonry building; and to permit the erection of the aforesaid 4-story building on a lot which will provide 937.5 sq.ft. (93.75% of the required 1,000 sq.ft.) per unit, with a south side yard of 4.5' and a north side yard of 1.5' instead of 5.0' each, and with no provision for one required 10' x 25' loading berth, on premises at 1441 N. Wicker Park Avenue, approved by the Zoning Board of Appeals on February 16, 2001, in Cal. Nos. 66-01-S and 67-01-Z, respectively.

Mr. Maragos stated that his client has aggressively and diligently pursued the receipt of a building permit but due to the unique landmark status of the site, landscaping and other complex issues he has not yet been able to obtain the necessary building permit.

Vice Chairman Martin moved that the request be granted and the time for obtaining the necessary building permit be extended to February 16, 2003. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

March 15, 2002

Cal. Nos. 68-01-S and 69-01-Z

Dean T. Maragos, for Stephen J. Livaditis, applicant, presented a written request for an extension of time in which to obtain the necessary building permits for the establishment of residential use below the 2nd floor in a proposed 4-story brick and masonry 8 dwelling unit building; and to permit the erection of said 4-story building on a lot which will provide 937.5 sq. ft. (93.75% of the required 1,000 sq. ft.) per unit, whose front yard will be 9' instead of 15', whose south side yard will be 4.5' instead of 5', with no provision for one required 10' x 25' loading berth, on premises at 1449 N. Wicker Park Avenue, approved by the Zoning Board of Appeals on February 16, 2001, in Cal. Nos. 68-01-S and 69-01-Z, respectively.

Mr. Maragos stated that his client has aggressively and diligently pursued the receipt of the necessary building permit but due to the unique landmark status of the site, landscaping and other complex issues he has not yet obtain the necessary building permit.

Vice Chairman Martin moved that the request be granted and the time for obtaining the necessary building permit be extended to February 16, 2003. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

March 15, 2002

Cal. No. 58-00-Z

Linda Murakishi Whitted, for the Buddhist Temple of Chicago, applicant, presented a second written request for an extension of time in which to obtain the necessary building permit for the erection of a 2-story addition to the existing 1-story Buddhist Temple building, whose front yard will be 3' instead of 15', on premises at 1151 W. Leland Avenue approved by the Zoning Board of Appeals on March 17, 2000, in Cal. No. 58-00-Z, and for which an extension of time was granted on March 16, 2001, to March 17, 2002.

Ms. Whitted stated that during the past year, the applicant discovered, and spent much time resolving a contractual discrepancy between their general contractor and the architectural firm sub-contracted to the general contractor which contributed to delays in the project. Ms. Whitted further stated that their permit application has progressed, with one round of review having been completed and approval given by the structural, ventilation and accessibility departments. The applicant is negotiating the terms of a construction contract with the general contractor under a letter of intent and construction funding is almost complete.

Vice Chairman Martin stated that Zoning Board of Appeals has no authority to extend the period of validity of a variation for an additional 12 months and that the request for a second extension of time in the aforesaid case be denied. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

March 15, 2002

Motion was made by Member Crowe to recess the Zoning Board of Appeals for deliberation on the matters heard; motion was seconded by Member Gigi 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, April 19, 2002.

Secretary