

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

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

held in Room 569 County Building, 118 N. Clark Street, on Friday, August 15, 1997.

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

August 15, 1997

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on July 18, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Robert T. Clark **CAL. NO.** 197-97-Z
APPEARANCES FOR: John J. Vondran, Robert T. Clark **MAP NO.** 3-F
APPEARANCES AGAINST: Craig Bender, L.G.M. Lanzillotti, Amie Lewis **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 120 N. Clark Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 6-story 16-dwelling unit building, with no front yard instead of 15', whose rear yard will be 4' instead of 30', and with no provision for one loading berth,

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; 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 subject site is a 50.52' x 125' lot improved with two 3-story brick buildings; that a 10' alley abuts the subject site to the north and an approximately 20' alley abuts the site to the east; that the applicant proposes to demolish the existing buildings and erect a 6-story 16-dwelling unit building with interior ground floor parking garages and an interior open air light court, at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable return if permitted to be used only under the conditions allowed by the regulations in this district in that without the front and rear yard setback variations requested the buildable area would be reduced thereby rendering the project economically and architectural unfeasible; that the plight of the owner is due to unique circumstances in that the front and rear yard variations requested are necessary to provide adequate living space in the proposed 16-dwelling units as designed around an interior open air light court; that the proposed 6-story building will be developed as condominium dwelling units creating a minimum of in an out movement and thereby negates the need for a loading berth; that the proposed 6-story 16-dwelling unit building, which is less units than is allowed in this R6 zoning district, will be compatible with the majority of the residential improvements in the area and that the variations, if granted, will not alter the essential character of the neighborhood; 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 conditions:

(Conditions follow on Page 43a.)

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

MINUTES OF MEETING

August 15, 1997

Cal. No. 197-97-Z

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

That a storage area for two garbage dumpsters shall be provided on the subject property; that garbage collection shall be provided by a private scavenger service.

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

APPLICANT: Chestnut Place LLC **CAL. NO.** 198-97-Z
APPEARANCES FOR: John J. George, Joel Carlins **MAP NO.** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 5-21 W. Chestnut Street / 6-20 W. Pearson Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R7 General Residence District, the erection of a *17-story *126-dwelling unit building on a through lot, *whose north front yard (Chestnut Street) will be 10' and with no south front yard (Pearson Street) instead of 12.86' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on May 17, 1997; and

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

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

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

That the applicant shall acquire by a vacation ordinance from the City Council an additional 10 feet of property on W. Pearson Street from the City of Chicago in order to move the proposed building 10 feet off of W. Chestnut Street in compliance with the request of neighbors; that the applicant shall be bound by its agreement with the Washington Square Association ("WSA") identified as applicant's exhibit #1.

*Amended at the hearing.

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

APPLICANT: First Community Baptist Church of Chicago, Inc. **CAL. NO.** 202-97-S
APPEARANCES FOR: Truman K. Gibson, Rev. Elvis Emmons **MAP NO.** 16-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1332 W. 69th Street August 15, 1997

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 276-seat church in a 1-story brick building, 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on May 17, 1997; and

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

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

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

That the on-site parking area abutting the applicant church to the north shall be improved with a compacted macadam base, not less than 4 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 45a.)

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

MINUTES OF MEETING

August 15, 1997

Cal. No. 202-97-S

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

That striping shall be provided; that lighting shall be provided directed way from abutting residential property;

That ingress to the parking area shall be from S. Ada Street; that egress shall be via the public alley abutting the site to the west provided a waiver of the alley barrier requirement is obtained from the City Council; that the S. Ada Street driveway shall be constructed in accordance with applicable ordinances;

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

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

APPLICANT: Jose & Lupe Jimenez

CAL. NO. 226-97-S

APPEARANCES FOR: None

MAP NO. 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 3800-10 W. Fullerton 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 coin-operated laundrette in a 1-story brick building, in a B2-1 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

MINUTES OF MEETING

August 15, 1997

Cal. Nos. 251-96-Z, 252-96-S and
253-96-Z

Lawrence M. Freedman, for The Spirit of Truth M.B. Church, applicant, presented a written request for a further extension of time in which to finalize financing and obtain necessary building permits for the erection of a 60' x 104' 1-story 228-seat church building with a basement and a mezzanine level, with no front yard instead of 15' and whose rear yard will be 20' instead of 30', on premises at 3443 W. Harrison Street and for the establishment of an off-site accessory parking lot for 11 private passenger automobiles, on premises at 3442 W. Flournoy Street, to fulfill the parking requirement for the aforesaid proposed church building; and for the approval of the aforesaid off-site parking lot whose front yard will be 12 feet instead of 15 feet, which applications were granted by the Board on July 19, 1996, in Cal. Nos. 251-96-Z, 252-96-S and 253-96-Z, respectively. An extension of time was granted by the Board on January 17, 1997 until July 19, 1997 for Cal. Nos. 251-96-Z and 253-96-Z.

Mr. Freedman stated that the applicant is requesting the extension of time on the special use application approved by the Board for the establishment of an off-site accessory parking lot at 3442 W. Flournoy Street, Cal. No. 252-96-S, in order to allow the applicant time to finalize its financing. An extension of time on the two variation applications, 251-96-Z and 253-96-Z, is requested so that the expiration dates thereof coincide with that of the special use application.

Chairman Spingola moved that the request be granted and the time for finalizing financing and obtaining necessary building permits be extended to July 19, 1998 in Cal. No. 252-96-S and to July 19, 1998 in Cal. Nos. 251-96-Z and 253-96-Z.

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

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

APPLICANT: Joel E. Burns **CAL. NO.** 269-97-Z
APPEARANCES FOR: Aaron Spivak, Joel E. Burns **MAP NO.** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 4455 N. Menard Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 24.17' x 26.93' addition to the rear of a 1½ story brick single family dwelling, whose north side yard will be 2.87' and whose south side yard will be 3.10' instead of combined side yards of 9' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

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

APPLICANT: Elizabeth C. Powell & Graham D. Lewis

CAL. NO. 270-97-Z

APPEARANCES FOR: Graham D. Lewis

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 1314 W. Wellington Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of 6 dormers to the attic of a 2-story brick and frame 2-dwelling unit building, whose west side yard will be 0.75' instead of 3'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

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

APPLICANT: Otilio Arzola **CAL. NO.** 271-97-Z
APPEARANCES FOR: John J. Pikarski, Jr., Otilio Arzola **MAP NO.** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 3320 N. Southport Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 (S.D. #6) General Residence District, the erection of a 2nd story addition to the 1-story portion of a 1 & 2½ story brick and frame store and 2 dwelling unit building, whose south side yard will be 5 inches instead of 2.6', *whose rear yard will be 30' instead of 37.5', and which addition will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

*As amended at the hearing.

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

APPLICANT: David Wish **CAL. NO.** 272-97-Z
APPEARANCES FOR: John J. Pikarski, Jr., David Wish **MAP NO.** 5-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 1752-56 N. Kedzie Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story 12-dwelling unit townhouse building, whose front yard will be 2.33' instead of 15' and with no rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

That approval is conditioned upon the applicant obtaining a vacation of that portion of W. Bloomingdale Avenue adjoining the subject site to the north.

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

APPLICANT: Luther High School South Association, Inc. **CAL. NO.** 273-97-S

APPEARANCES FOR: John J. Pikarski, Jr., A. Osterich **MAP NO.** 20-1

APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997

PREMISES AFFECTED-- 3130 W. 87th 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 bus turn-around area to serve an existing high school, in an R3 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997: 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 bus turn-around shall be used only by buses during school hours.

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

APPLICANT: Michael Supera

CAL. NO. 274-97-Z

APPEARANCES FOR: Bernard I. Citron, Michael Supera

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 2030 N. Burling 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 3-dwelling unit building, whose south side yard will be *6" instead of 2.5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

*As amended at the hearing.

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

APPLICANT: The RJ Development Corp. **CAL. NO.** 275-97-Z
APPEARANCES FOR: Bernard I. Citron, Ron Shipka, Jr. **MAP NO.** 7-G
APPEARANCES AGAINST: Allan Mellis **MINUTES OF MEETING**
PREMISES AFFECTED-- 1116 W. Diversey Parkway August 15, 1997

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 7-dwelling unit townhouse building, with no south side yard instead of 7.5' and whose west rear yard will be 21' instead of 30'.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997: 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 subject site is a 74' x 124.09' reversed corner lot situated on the northwest corner of N. Seminary Avenue and W. Diversey Parkway and is presently improved as an automobile sales lot; that the applicant proposes to erect a 4-story 7-dwelling unit townhouse building at the subject site; that on June 14, 1997, the City Council rezoned the subject site from C2-2 General Commercial to R5 General Residence specifically for the proposed residential development; that the Board finds that no evidence was presented to indicate the property in question cannot yield a reasonable return without the requested variations nor that a unique circumstance exists; that the proposed townhouse development as designed constitutes an overbuilding of the subject site lot; that the proposed townhouse development provides no yard setback on W. Diversey Parkway which is not compatible with existing setbacks of the residential improvements along Diversey Parkway and would alter the essential character of the locality; 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: Rezmar Corp.

CAL. NO. 276-97-S

APPEARANCES FOR: Bernard I. Citron, Judy Fishman

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 1250 W. Van Buren Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the conversion of an existing 7-story brick building to *100 dwelling units, in a B4-4 Restricted Service District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

- That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
- That the applicant shall remove the water tank on the roof of the subject building;
- That 100 parking spaces for 100 dwelling units and 7 additional parking spaces for guests shall be provided;
- That off-site accessory parking shall be established at 301 S. Throop Street as provided in Cal. No. 277-97-S.

*As amended at the hearing.

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

APPLICANT: Rezmar Corp. **CAL. NO.** 277-97-S

APPEARANCES FOR: Bernard I. Citron, Judy Fishman **MAP NO.** 2-G

APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997

PREMISES AFFECTED-- 301 S. Throop 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 lot for 32 private passenger automobiles, in a B4-4 Restricted Service District, to fulfill the parking requirement for *100 dwelling units proposed in an existing 7-story building at 1250 W. Van Buren Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; 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 7 parking spaces shall be designated at the subject site for guest parking;

(Additional conditions follow on page 11a.)

*As amended at the hearing.

MINUTES OF MEETING

August 15, 1997

Cal. No. 277-97-S

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

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 driveways, with decorative wrought-iron type metal fencing;

That striping and lighting shall be provided;

That ingress shall be via the alley abutting the site to the south, provided a waiver of the alley barrier requirement is obtained from the City Council; that egress shall be from the driveway located on the north property line onto W. Jackson Street; that the W. Jackson Street driveway shall be constructed in compliance with applicable ordinances;

That landscaping shall be provided as indicated on the site plan prepared by Fitzgerald Associates Architects, dated May 19, 1997;

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

That the applicant shall be bound by a covenant filed of record in the office of the Recorder of Deeds of Cook County, requiring the owner, his or her heirs and assigns to maintain the required number of parking spaces at the subject site throughout the existence of the principal use at 1250 W. Van Buren Street.

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

APPLICANT: Richard Wexner

CAL. NO. 278-97-Z

APPEARANCES FOR: Bernard I. Citron, Richard Wexner

MAP NO. 9-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 525 W. Aldine Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the establishment of 27 dwelling units in an existing 6-story brick building, with off-street parking for 22 automobiles instead of 27 required.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Keith Giles **CAL. NO.** 279-97-Z
APPEARANCES FOR: Gary I. Wigoda, Keith Giles **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 1421 S. Wabash Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-5 Commercial-Manufacturing District, the erection of a 4th-story addition to the rear 3-story brick building to be connected to the front 4-story brick building all of which will contain retail space and accessory parking on the ground floor and 5 dwelling units above, with no rear yard instead of 30' required for the residential portion of the building

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

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

APPLICANT: Clinton Street Lofts, L.L.C.

CAL. NO. 280-97-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 228 N. Clinton 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 dwelling units below the 2nd floor in an existing 5, 6 and 7-story building and proposed 7th story addition all of which will contain 170 dwelling units, in a B4-5 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

That the applicant shall remove any water tanks on the roof of the existing building.

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

APPLICANT: Clinton Street Lofts, L.L. C.

CAL. NO. 281-97-Z

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 228 N. Clinton Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, the erection of a 7th story addition and a 3 level attached accessory parking structure to an existing 5, 6 and 7-story building all of which will contain 170 dwelling units, with no east front yard instead of 15' and with no west rear yard instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Frank & Marilyn Costa

CAL. NO. 282-97-S

APPEARANCES FOR: Gary I. Wigoda, Frank Costa

MAP NO. 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 1801 S Michigan Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in an existing 7-story building and proposed 3-story addition all of which will contain 54 dwelling units and 54 accessory parking spaces, in a B2-4 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

That the applicant installs street trees along S. Michigan Avenue.

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

APPLICANT: Frank & Marilyn Costa
APPEARANCES FOR: Gary I. Wigoda, Frank Costa
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 1801 S. Michigan Avenue

CAL. NO. 283-97-Z
MAP NO. 4-E
MINUTES OF MEETING
 August 15, 1997

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-4 Restricted Retail District, the erection of a 3-story addition to the south side of an existing 7-story building all of which will contain 54 dwelling units and 54 accessory parking spaces, with no south rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

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

APPLICANT: Zlatko Pehar

CAL. NO. 284-97-Z

APPEARANCES FOR: Aaron Spivak, Zlatko Pehar

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 854-58 W. Erie 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 1-story 7 car accessory garage at the rear of a 6 dwelling unit building on a through lot, whose north front yard will be 7.5' instead of 15' and whose west rear yard will be 1' instead of 5'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

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

APPLICANT: Benjamin Munoz

CAL. NO. 285-97-S

APPEARANCES FOR: Luis Martinez, Benjamin Munoz

MAP NO. 4-I

APPEARANCES AGAINST: Denise Ferguson

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 2759 W. 18th 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 coin-operated laundrette on the ground floor of a 3-story brick building, in a B2-2 Restricted Retail District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; 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: Wieslaw Kolodziejski **CAL. NO.** 286-97-S
APPEARANCES FOR: Allen Perl, Wieslaw Kolodziejski **MAP NO.** 9-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 6043 W. Addison 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 coin-operated launderette in a proposed 1-story building, partly in B2-1 Restricted Retail and partly in B4-1 Restricted Service Districts.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; 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: Carlos Hernandez **CAL. NO.** 287-97-S
APPEARANCES FOR: Paul Kolpak, Carlos Hernandez **MAP NO.** 3-K
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 1524 N. 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 leasing of a 24 car brick garage on the rear of the lot to be used for off-site accessory parking, in a B5-2 General Service District, to fulfill the parking requirement for a banquet hall at 1536-38 N. Pulaski Road.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; and

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

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

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

That the applicant shall maintain the premises continuously in conformance with the provisions of Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Advance Display Co. **CAL. NO.** 288-97-S
APPEARANCES FOR: Mark Kupiec, Ray Meinsen **MAP NO.** 5-K
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 4335-45 W. Wabansia Avenue

NATURE OF REQUEST--Application of 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 101 private passenger automobiles, in an M1-2 Restricted Manufacturing District, to satisfy the parking requirement for a proposed sheet metal business in an existing 1 & 2-story building and proposed 1-story warehouse addition at 1631-57 N. Kostner Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997: 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 off-site parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time;

(Additional conditions follow on page 22a.)

MINUTES OF MEETING

August 15, 1997

Cal. No. 288-97-S

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

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

That striping and lighting shall be provided;

That ingress to and egress from the parking lot shall be via W. Wabansia Avenue; that the driveways 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 all applicable provisions of the Chicago Landscape Ordinance shall be complied with;

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

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

APPLICANT: McDonald's Corporation **CAL. NO.** 289-97-S
APPEARANCES FOR: James Doherty, Robert E. O'Connell, Jr. **MAP NO.** 22-D
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 1443 E. 87th 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 new restaurant building, 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997: 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 ingress to and egress from the drive-through facility shall be from driveways located at the northeast and northwest corners of the subject site; that lighted directional signs shall be provided;

That an existing speaker box located close to the abutting residential area to the east shall be removed;

(Additional conditions follow on page 23a.)

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

MINUTES OF MEETING

August 15, 1997

Cal. No. 289-97-S

That decorative wrought-iron type metal fencing shall be erected on the north, south and west property lines, excepting driveways, and that a 6 feet high decorative solid wood on wood fence shall be erected on the east property line to screen the facility from abutting residential property;

That landscaping shall be provided as shown on the landscape plan approved by the Bureau of Forestry on July 17, 1997.

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

APPLICANT: Mt. Hope Missionary Baptist Church

CAL. NO. 290-97-S

APPEARANCES FOR: Rodney Bonner

MAP NO. 14-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 6049-51 S. Princeton 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 transitional residence for male disabled vets and civilians in a 3-story brick building, in an R3 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Lighthouse Apostolic Church **CAL. NO.** 291-97-S
APPEARANCES FOR: John A. Fritchey, Rev. Dan Willis **MAP NO.** 28-I
APPEARANCES AGAINST: Virginia A. Rugai, et al. **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 2545 W. 111th 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 600-seat church in an existing 1-story brick building, partly in a B4-1 Restricted Service District and partly in an R3 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED FOR LACK OF THREE AFFIRMATIVE VOTES.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; 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 subject site is a 54,677 sq.ft. lot improved with a 1-story brick building formerly occupied as a bowling alley and a 76-space parking area; that the applicant proposes to establish a 600-seat church at the subject site; that the applicant church presently has a 300-400 member congregation; that the applicant proposes to hold services on Wednesdays at 7:30 P.M. and on Sundays at 11:00 A.M. and 6:00 P.M. and to provide numerous community service programs; that the subject premises has been vacant since May, 1995; that evidence presented indicates that the subject site is located within the Western-111th Street Redevelopment Area adopted by the Chicago Plan Commission on June 12, 1997 which designates the site for commercial or retail use; and

WHEREAS, upon the matter being put to a vote, Chairman Spingola found that the proposed use is inconsistent with the goals of the community and the city to bring retail and commercial development to this area and moved that the application for a special use be denied for failure to prove that the public health, safety and welfare would be protected with the establishment of a 600-seat church at this location; Member Martin concurred; Members Konstantelos and McCabe-Miele found that the applicant satisfactorily met the required standards as presented and voted to approve the special use application: it is therefore

RESOLVED, that the application for a special use be and it hereby is denied due to lack of three affirmative votes.

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

APPLICANT: Yolanda Langford
APPEARANCES FOR: Yolanda Langford
APPEARANCES AGAINST: None
PREMISES AFFECTED- 5335 S. Justine Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 292-97-A
MAP NO. 12-G
MINUTES OF MEETING:
 August 15, 1997

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE
 DECISION OF THE OFFICE
 OF THE ZONING ADMINISTRATOR
 AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Yolanda Langford, owner, on June 17, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a restaurant in a 1-story frame residence, in an R3 General Residence District, on premises at 5335 S. Justine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; 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 1-story with basement frame single-family dwelling; that the appellant is seeking to establish a fast food restaurant in the basement of the existing single-family dwelling; that the subject site has been zoned R3 General Residence since the adoption of the 1957 comprehensive amendment to the zoning ordinance; that under Section 7.3-3 of the zoning ordinance the Board has no authority to permit the establishment of a business use in this single-family dwelling; 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: Paula Garland
APPEARANCES FOR: Paula Garland
APPEARANCES AGAINST: None
PREMISES AFFECTED- 2335 E. 71st Street

CAL. NO. 293-97-A
MAP NO. 18-C
MINUTES OF MEETING:
 August 15, 1997

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paula Garland, for Dr. Myra Handy, owner, on June 13, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick multi-store and apartment building, in a B3-3 General Retail District, on premises at 2335 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that the subject site is improved with a 2-story brick multi-store and apartment building; that the applicant proposes to establish a beauty salon in the subject store premises; that the subject store was previously occupied by a beauty salon for the past 10 years and which ceased operation in June, 1997; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick multi-store and apartment building, on premises at 2335 E. 71st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Wednesday, 9 A.M. and 8 P.M., Thursday and Friday and from 9 A.M. to 6 P.M., on Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Antonio Bautista **CAL. NO.** 294-97-A

APPEARANCES FOR: Antonio Bautista, Gilberto Alcauter **MAP NO.** 28-E

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 1997

PREMISES AFFECTED- 11423 S. St. Lawrence Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE
DECISION OF THE OFFICE
OF THE ZONING ADMINISTRATOR
AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Antonio Bautista, for Gilberto Alcauter, owner, on June 6, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail fruit market in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 11423 S. St. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; 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 2-story brick non-conforming store and apartment building; that the appellant proposes to establish a fruit market in the vacant store premises at the subject site; that no evidence was presented to indicate that there has been any legal business use of the subject non-conforming store premises within the last year; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that pursuant to Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Neal's Bus Service, Inc. **CAL. NO.** 295-97-A
APPEARANCES FOR: James Parks, Jr. **MAP NO.** 18-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 1997
PREMISES AFFECTED- 7757 S. South Chicago Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE
 DECISION OF THE OFFICE
 OF THE ZONING ADMINISTRATOR
 AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Neal's Bus Service, Inc., for Cornelius N. Parks, Jr., owner, on June 10, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a game room as an accessory use to an existing bus service business in a 1-story brick commercial building, in an M1-2 Restricted Manufacturing District, on premises at 7757 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 28, 1997, 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 10-3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing 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 M1-2 Restricted Manufacturing District; that the subject site is improved with a 1-story brick commercial building occupied by a bus service business; that the appellant provides transportation services to river boat casinos and other private trips/charters and scheduled transportation requests; that the appellant is proposing to establish as an accessory use a game room containing 20-25 electronic video games for the entertainment of waiting customers and between assignment employees; that more than 5 video games at the site would constitute an arcade as defined in the zoning ordinance and a second principal business use at the subject site; that under Section 10.3-1 of the zoning ordinance the Board has no authority to permit the installation of 20-25 electronic video games which would constitute an arcade use at the subject site; 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: George and Elizabeth Hodges **CAL. NO.** 296-97-A
APPEARANCES FOR: Elizabeth Hodges **MAP NO.** 22-C
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 1997
PREMISES AFFECTED- 2200 E. 93rd Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, George and Elizabeth Hodges, owner, on June 11, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the conversion of 2 former stores to 2 dwelling units for a total of 6 dwelling units in a 3-story brick building, in an R3 General Residence District, on premises at 2200 E. 93rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 1997, 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, 7.5-3, 7.12-1 (4)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; 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 to be located in an R3 General Residence District; that records of the Department of Buildings indicates that the subject building contains 7 dwelling units and 2 non-conforming stores; that the appellants are seeking to convert the 2 non-conforming stores and illegal 7th dwelling unit to 2 dwelling units for a total of 6 dwelling units; that the conversion of 2 non-conforming stores to dwelling units is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their 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 the conversion of 2 former stores to 2 dwelling units for a total of 6 dwelling units in a 3-story brick building, on premises at 2200 E. 93rd 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: Carlos Caal **CAL. NO.** 297-97-A
APPEARANCES FOR: Andres M. Llanes, Warren Terry **MAP NO.** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 1997.
PREMISES AFFECTED- 3802 W. Diversey Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE
 DECISION OF THE OFFICE
 OF THE ZONING ADMINISTRATOR
 AFFIRMED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Carlos Caal, owner, on June 17, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a 1-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 3802 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; 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 1-story brick non-conforming store and apartment building; that the evidence presented indicates that the non-conforming store premises at the subject site has been closed for more than a year; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that the Board finds that the subject premises have been zoned R3 General Residence since the passage of the present comprehensive zoning ordinance on June 27, 1957; that Article 6 of said ordinance provides an amortization schedule which places time limits upon the continuance of non-conforming uses; that Section 6.4-8 of said Article 6 states, in part, that a non-conforming structure that is designed or intended for a use not permitted in the district in which it is located shall be removed or it shall be altered and converted to a use permitted in the district 40 years after the effective date of the ordinance; that the Board has no authority to permit the use requested; it is therefore

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

MINUTES OF MEETING

August 15, 1997

Cal. No. 297-97-A

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: North & Hoyne Development Corp. **CAL. NO.** 298-97-A
APPEARANCES FOR: Bernard I. Citron **MAP NO.** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 1997
PREMISES AFFECTED- 1568-72 N. Hoyne Avenue / 2101-15 W. North Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, North & Hoyne Development Corp., for First Bank, f/k/a National Boulevard Bank, owner, on May 22, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 20 dwelling units and a retail store, in a B4-2 Restricted Service District, on premises at 1568-72 N. Hoyne Avenue / 2101-15 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1997, 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 8.6-4, 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; and

WHEREAS, the district maps show that the premises is located in a 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 said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 3-story brick store and apartment building; that evidence presented indicates that the subject building was originally constructed in the late 1890's as 20 dwelling units and one retail store; that in 1948 the building was converted to a 96 unit single-room occupancy building; that the appellant now seeks to restore the building to 21 dwelling units and eliminate the retail store; that under Section 6.4-7 of the zoning ordinance the change of use to 21 dwelling units is a proper substitution of non-conforming use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 3-story brick building as 21 dwelling units with dwelling units on the ground floor and no parking required, on premises at 1568-72 N. Hoyne Avenue / 2101-15 W. North 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 of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Armando Aguilar

CAL. NO. 299-97-A

APPEARANCES FOR: Armando Aguilar

MAP NO. 6-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:

August 15, 1997

PREMISES AFFECTED- 2454 S. Spaulding Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS: Armando Aguilar, owner, on June 3, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as a store and one dwelling unit on the ground floor and 15 lodging rooms on the 2nd floor, in a B4-1 Restricted Service District, on premises a 2454 S. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1997, 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 8.3-4 A (1), 8.6-4 (i)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story brick store and apartment building; that evidence presented indicates that the 2-story brick building has been occupied as a store and one dwelling unit on the ground floor and 15 lodging rooms on the 2nd floor for the past 50 years; that the appellant has a right to continue the occupancy of the building as a store and ground floor dwelling unit and 15 lodging rooms on the 2nd floor 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 certify the use of a 2-story brick building as a store and one dwelling unit on the ground floor and 15 lodging rooms on the 2nd floor with no parking required, on premises at 2454 S. Spaulding Avenue, upon condition that the building is brought into compliance with applicable building codes 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: Paul C. Ceffalio

CAL. NO. 300-97-A

APPEARANCES FOR: Paul C. Ceffalio

MAP NO. 5-1

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 1997

PREMISES AFFECTED- 2701 W. Medill Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paul C. Ceffalio, owner, on May 30, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 6 dwelling units, in a C1-1 Restricted Commercial District, on premises at 2701 W. Medill Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.6-1 (1); 9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-1 Restricted Commercial District; that the subject site is improved with a 2-story brick building; that testimony presented indicates that the subject building was originally constructed as a 6 dwelling unit building in 1917 and subsequently converted to a rooming house in 1971; that the appellant now seeks to restore the building to its original 6 dwelling units; that under Section 6.4-7 of the zoning ordinance the change of use to the original 6 dwelling units is a proper substitution of non-conforming use; 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 the use of a 2-story brick building as 6 dwelling units and no parking required, on premises at 2701 W. Medill 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 of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Herman Wong **CAL. NO.** 301-97-A

APPEARANCES FOR: John Pikarski, Jr., Betty Wong **MAP NO.** 6-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 1997

PREMISES AFFECTED- 266 W. Alexander Street

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

ACTION OF BOARD--

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Herman Wong, for Herman and Betty Wong, owner, on June 4, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3 dwelling units, in an R4 General Residence District, on premises at 266 W. Alexander Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1997, 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 7.5-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 2-story brick building; that testimony presented indicates that the 2-story brick building at the subject site has been occupied as 3 dwelling units since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 3 dwelling units provided the building is brought into compliance with building code regulations; that no violation of the zoning ordinance exist nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 3 dwelling units, on premises at 266 W. Alexander Street, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael and Jacquelyn O'Brien **CAL. NO.** 302-97-A
APPEARANCES FOR: John J. Pikarski, Jr., Michael O'Brien **MAP NO.** 14-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 15, 1997
PREMISES AFFECTED- 3237 W. 62nd Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Michael & Jacquelyn O'Brien, owner, on June 13, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1 ½ story frame building as 2 dwelling units, in an R3 General Residence District, on premises at 3237 W. 62nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 1997, 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 7.5-2, 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 August 15, 1997; 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 1 ½ story frame residential building; that evidence presented indicates that the 1 ½ story frame building at the subject site has been occupied as 2 dwelling units since prior to the passage 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; 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 the use of a 1 ½ story frame building as 2 dwelling units, on premises at 3237 W. 62nd Street, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Barbara Sobczak **CAL. NO.** 303-97-A

APPEARANCES FOR: John J. Pikarski, Jr., Barbara & Bogden Sobczak **MAP NO.** 10-K

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 15, 1997

PREMISES AFFECTED- 4418 S. Kedvale Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Barbara Sobczak, for Barbara and Bogden Sobczak, owner, on June 3, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1 and 2-story brick building as 2 dwelling units, in an R3 General Residence District, on premises at 4418 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 1997, 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. 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 August 15, 1997; 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 2-story brick building; that the architect witness testified that architectural details in the subject building indicates it was converted from a single-family dwelling to a 2-dwelling unit building prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has the right to continue the use of the building as 2 dwelling units provided the building is brought into compliance with applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 2 dwelling units, on premises at 4418 S. Kedvale Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Clarence Latimore **CAL. NO.** 304-97-A
APPEARANCES FOR: John J. Pikarski, Jr., Clarence Latimore **MAP NO.** 16-D
APPEARANCES AGAINST: Carolyn and William Phipps **MINUTES OF MEETING:**
August 15, 1997
PREMISES AFFECTED- 1200 E. 71stStreet
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

CASE CONTINUED TO
NOVEMBER 21, 1997.

THE VOTE

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

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

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

APPLICANT: Zygmunt Wojcik

CAL. NO. 305-97-A

APPEARANCES FOR: None

MAP NO. 7-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 15, 1997

PREMISES AFFECTED- 2952 N. Avers Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

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

APPLICANT: Fox Associates, L.L.C.

CAL. NO. 306-97-Z

APPEARANCES FOR: Joseph P. Gattuso, Michael Leavitt

MAP NO. 7-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 3133 N. Halsted Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the expansion of the seating capacity of the Briar Street Theater within the existing structure to 625 seats, with off-street parking for 61 spaces* instead of 75 spaces required (12% reduction).

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

*Amended at the hearing.

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

APPLICANT: Fox Associates, L.L.C. **CAL. NO.** 307-97-S
APPEARANCES FOR: Joseph P. Gattuso, Michael Leavitt **MAP NO.** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 15, 1997
PREMISES AFFECTED-- 3160-70 N. Halsted Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of an existing 38 space bank parking lot, partly in B5-3 General Service and partly in B4-2 Restricted Service Districts, to fulfill the parking requirement for the expansion of the seating capacity of the Briar Street Theater located at 3133 N. Halsted Street to 625 seats.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFIRMATIVE	NEGATIVE	AUSENT
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 August 15, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 28, 1997; 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 38 leased parking spaces shall be maintained and operated in conformance with the provisions of the lease and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Fox Associates, L.L.C.

CAL. NO. 308-97-Z

APPEARANCES FOR: Joseph P. Gattuso, Michael Leavitt

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 15, 1997

PREMISES AFFECTED-- 3160-70 N. Halsted Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, partly in B5-3 General Service and partly in B4-2 Restricted Service Districts, an existing bank's required parking spaces to be used collectively as required parking for the Briar Street Theater located at 3133 N. Halsted Street.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; 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 August 15, 1997, the Board approved the leasing of an existing 38 space parking lot at the subject site to fulfill the parking requirement for the expansion of the seating capacity of the Briar Street Theater located at 3133 N. Halsted Street to 625 seats, in Cal. No. 307-97-S; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

MINUTES OF MEETING

August 15, 1997

MemberMcCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting September 19, 1997.


Secretary