

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

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, 118 N. Clark Street on August 20, 1999
at 9:00 A.M. and 2:00 P.M.

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

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

MINUTES OF MEETING

August 20, 1999

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on July 16, 1999 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, Martin, 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: Dariusz L. Wozniak **CAL. NO.** 168-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Dariusz L. Wozniak **MAP NO.** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 6102 W. Giddings Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Residence Family District, the division of an improved zoning lot whose west side yard will be 1.46' instead of 4' and whose combined side yards will be 11.08' instead of 12'.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 3,750 sq.ft. zoning lot improved with a 1 story frame single-family dwelling; that the applicant seeks to divide the subject lot and the lot located at 6108 W. Giddings, which is the subject in Calendar No. 170-99-Z, in order to erect a 1-story brick single-family dwelling on a proposed new zoning lot at 6106 W. Giddings, the subject in Calendar No. 169-99-Z; that the subject site lot has no alley access; that a Plat of Survey, dated December 12, 1998 indicates that the subject site is the east 35 feet of the west 60 feet of the south 125 feet of lot 14 in Block 1 in Frederick H. Bartlett's Lawrence Avenue Subdivision in the Northwest 1/4 of Section 17, Township 40 North, Range 13, east of the third principal meridian, in Cook County, Illinois; that the applicant argues that the subject site lot may be considered a lot of record in that, in his opinion, it is equal to or greater than the predominant size of the lots of record between the two intersecting streets on the same side of the street (Section 7.5-2 of the zoning ordinance.); that the zoning ordinance defines a lot of record as an area of land designated as a lot on a plat of subdivision recorded or registered, pursuant to statute, with the Recorder of Deeds of Cook County and the Ex-officio Examiner of Subdivisions of the City of Chicago; that no evidence was presented indicating that the subject site has ever been recorded as a lot of record; that the evidence rendered in support of the applicant's belief that the subject site may be considered a lot of record under Section 7.5-2 of the zoning ordinance is undocumented and inconclusive; that no evidence was presented to indicate that the property in question cannot yield a reasonable return or be put to reasonable use 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 self-created; 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: Dariusz L. Wozniak **CAL. NO.** 169-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Dariusz L. Wozniak **MAP NO.** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 6106 W. Giddings Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Residence Family District, the erection of a 1-story brick single family dwelling whose east and west side yards will be 3' each instead of 4' each* on a proposed new zoning lot.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is an unimproved 3,750 sq.ft. lot; that the applicant seeks to erect a 1-story brick single-family dwelling on a proposed new zoning lot at the subject site; that the new zoning lot was to be created from the division of an improved zoning lot at 6102 W. Giddings and an improved zoning lot at 6108 W. Giddings; that on August 20, 1999, the Board denied the variation applications requesting the division of the aforesaid improved zoning lots, in Cal. Nos. 168-99-Z and 170-99-Z, respectively; that the denial by the Zoning Board of Appeals of the applicant's variation applications negates the need for the variations requested in the instant case; it is therefore

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

*Amended at the public hearing.

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

APPLICANT: Dariusz L. Wozniak **CAL. NO.** 170-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Dariusz L. Wozniak **MAP NO.** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 6108 W. Giddings Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Residence Family District, the division of an improved zoning lot whose east side yard will be 2.96' and whose west side yard will be 2.98' instead of 4' and whose combined side yards will be 5.94' instead of 12.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 3,750 sq.ft. zoning lot improved with a 2-story brick single-family dwelling; that the applicant seeks to divide the subject lot and the lot located at 6102 W. Giddings, which is the subject in Calendar No. 168-99-Z, in order to erect a 1-story brick single-family dwelling on a proposed new zoning lot at 6106 W. Giddings, the subject in Calendar No. 169-99-Z; that the subject site lot has no alley access; that a Plat of Survey, dated December 12, 1998 indicates that the subject site is the west 25 feet of lot 15 (except the north 183.75 feet thereof) and the east 30 feet of lot 15 (except the north 183.75 feet thereof) in Block 1 in Frederick H. Bartlett's Lawrence Avenue Subdivision in the northwest quarter of Section 17, Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois; that the applicant argues that the subject site lot may be considered a lot of record in that, in his opinion, it is equal to or greater than the predominant size of the lots of record between the two intersecting streets on the same side of the street (Section 7.5-2 of the zoning ordinance.); that the zoning ordinance defines a lot of record as an area of land designated as a lot on a plat of subdivision recorded or registered, pursuant to statute, with the Recorder of Deeds of Cook County and the Ex-officio Examiner of Subdivisions of the City of Chicago; that no evidence was presented indicating that the subject site has ever been recorded as a lot of record; that the evidence rendered in support of the applicant's belief that the subject site may be considered a lot of record under Section 7.5-2 of the zoning ordinance is undocumented and inconclusive; that no evidence was presented to indicate 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 self-created; 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: Racquet Club of Chicago

CAL. NO. 171-99-Z

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 1365 N. Dearborn Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a partial 4th floor (999 sq. ft.) addition on the north east corner of an existing 3, 4 & 5-story racquet club building on a reversed corner lot, whose north side yard will be 0' instead of 10' and with no east rear yard instead of 30.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

July 15, 1994

Cal. No. 172-94-Z

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 a variation be and it hereby is granted to permit three existing dwelling units in a 2-story brick building on a lot whose area is 4,750 sq. ft. instead of 4,950 sq. ft. required, on premises at 5170 N. Lovejoy Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Terrence H. Mootoo CAL. NO. 173-99-Z
APPEARANCES FOR: Marshall Krolick, Terrence H. Mootoo MAP NO. 7-J
APPEARANCES AGAINST: None MINUTES OF MEETING
PREMISES AFFECTED-- 3118 N. Kimball Avenue August 20, 1999

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot whose south side yard will be .19' instead of 3' in order to allow construction of a single-family dwelling on the new lot at 3116 N. Kimball Avenue.

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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 3, 1999; and

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

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

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

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

APPLICANT: Zofia Czarnecki CAL. NO. 158-99-A

APPEARANCES FOR: John J. Pikarski, Jr. MAP NO. 9-M

APPEARANCES AGAINST: MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 5950-52 W. Belmont Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

	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: Labor Ready Midwest, Inc.

CAL. NO. 192-99-S

APPEARANCES FOR: Christian Fazio

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 3604 W. Irving Park Road

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a day laborer employment agency in an existing 3-story brick store and apartment building, in a B5-1 General Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Labor Ready Midwest, Inc.

CAL. NO. 193-99-S

APPEARANCES FOR: Christina Fazio

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 517 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 establishment of a day laborer employment agency on the first floor of an existing 5-story brick commercial building, in a C1-3 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 15, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: GUL Foods, Inc. CAL. NO. 219-99-S
APPEARANCES FOR: Bernard I. Citron, Bob Daniels MAP NO. 11-K
APPEARANCES AGAINST: None MINUTES OF MEETING
August 20, 1999
PREMISES AFFECTED-- 4045 W. Lawrence Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with the operation of a Dunkin Donuts and Baskin Robbins store in the proposed expansion of an existing 1-story 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on July 2, 1999; and

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

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

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

That lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be provided at the exit onto W. Lawrence Avenue at the northeast corner of the site;

(Additional conditions follow on page 52a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 219-99-S

That ingress to the drive-through portion of the facility shall be from W. Lawrence Avenue at the northwest corner of the site and egress from the drive-through portion of the site shall be from the northeast corner of the site onto W. Lawrence Avenue;

That the proposed drive-through facility shall be constructed consistent with the layout, design, fencing and landscaping represented on the site plan, landscape plan, and elevation drawings prepared by Johnston Associates, Inc., dated August 19, 1999; and

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

That striping shall be provided; that lighting shall be provided directed away from abutting residential properties;

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;

MINUTES OF MEETING

August 20, 1999

Cal. No. 244-98-S and

Cal. No. 245-98-Z

Bernard I. Citron, for J.P. Stellas Properties, Inc., applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of dwelling units below the 2nd floor in a proposed 4-story 6-dwelling unit building, in a B4-2 Restricted Service District, on premises at 2660 W. Montrose Avenue; and to permit the erection of said 6 dwelling unit building whose front yard will be 10.5' instead of 14.64', which applications were approved by the Board on July 17, 1998, in Cal. Nos. 244-98-S and 245-99-Z, respectively.

Mr. Citron stated that there has been a series of issues with regard to obtaining a building permit for the aforesaid project which are only now being resolved and that because of this no permit has been issued and the special use and variation granted are about to expire.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary building permit be extended to July 17, 2000. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Vicki McClendon

CAL. NO. 248-99-Z

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

August 20, 1999

PREMISES AFFECTED-- 1852 N. Orchard Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence Special District #19 (Sub A) District, the erection of a 3-story addition to the rear of an existing 3-story single family dwelling with no north or south side yards instead of 2.1 each.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 15, 1999.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Juan A. Ramirez
APPEARANCES FOR: Juan A. Ramirez
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 6131 S. Kildare Avenue

CAL. NO. 249-99-Z

MAP NO. 14-K

MINUTES OF MEETING
August 20, 1999

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 1-story addition to an existing 1-story single family dwelling whose rear yard will be 4.35' 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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that the said use is located in an R2 Single-Family Residence District; that the subject site is a 30' x 125.8' lot improved with a 1 and 2-story single-family dwelling located at the rear of the lot; that the applicant enclosed the rear porch without obtaining the necessary building permit; that there is no garage or on-site automobile parking space at the subject site; that no evidence was presented to indicate that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district nor that the plight of the owner is due to unique circumstances; 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: Brian and Jamie Lipson CAL. NO. 250-99-Z
APPEARANCES FOR: David Reifman, Brian & Jamie Lipson MAP NO. 7-G
APPEARANCES AGAINST: None MINUTES OF MEETING August 20, 1999
PREMISES AFFECTED-- 2432 N. Surrey Court

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence, the erection of a 3-story single family dwelling with basement and roof decks whose front yard will be 20' instead of 29.25', with a north side yard of 2'6" and a south side yard of 2'6" instead of 8.83 each.*

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes for each member listed.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That the height of the proposed 3-story single-family dwelling shall be no higher than 37 feet, at its peak.

*Amended at the public hearing.

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

APPLICANT: Lawrence E. and Susan Lillie CAL. NO. 251-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Lawrence E. Lillie MAP NO. 9-H
APPEARANCES AGAINST: None MINUTES OF MEETING
August 20, 1999
PREMISES AFFECTED-- 3451 N. Hamilton Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot whose north side yard will be .53' 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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

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

APPLICANT: Chicago Northside MRI Center, an Illinois General Partnership **CAL. NO.** 252-99-Z

APPEARANCES FOR: Stephen H. Malato, Gail Klezk

MAP NO. 7-F

APPEARANCES AGAINST: None

MINUTES OF MEETING

August 20, 1999

PREMISES AFFECTED-- 2818 N. Sheridan Road

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 1-story 1,600 sq. ft. addition to an existing 1-story MRI facility whose west rear yard will be 8' instead of the required 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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

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

APPLICANT: Fillmore Development, L.L.C.

CAL. NO. 253-99-Z

APPEARANCES FOR: Gary I. Wigoda, Theodore Mazola

MAP NO. 2-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 1310-58 W. Fillmore 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 3-story 44 dwelling unit building whose front yard will be 7' instead of 12.3' and whose east side yard will be 3.33' instead of 20'.

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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on September 18, 1998, the Board approved the erection of a 3-story 6 dwelling unit building whose front yard will be 7.1' instead of 12.3' and with side yards of 3.33' each instead of 7.5', on premises at 1310-16 W. Fillmore Street; that the testimony presented in Cal. No. 324-98-Z is hereby made part of the record in this case; 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: Edward G. Currier **CAL. NO.** 254-99-Z
APPEARANCES FOR: John J. Pikarski, Jr., Edward G. Currier **MAP NO.** 13-1
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 2433 W. Winnemac Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story addition to the west side of an existing 2-story 3 dwelling unit building whose front yard will be 4.45' instead of 20', with a west side yard of .41' instead of 5' and whose rear yard will be .41' at it's narrowest point 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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That the existing 2-story building at the subject site shall be occupied as 3 dwelling units only and that no additional dwelling unit(s) shall be permitted to be established at the site.

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

APPLICANT: Anthony Wayne Perez

CAL. NO. 255-99-A

APPEARANCES FOR: Anthony Wayne Perez

MAP NO. 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 2628 W. Lyndale Avenue / 2629 W. Belden Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN
UPON MOTION OF APPLICANT.

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

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

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

APPLICANT: Anthony Wayne Perez

CAL. NO. 256-99-Z

APPEARANCES FOR: Anthony Wayne Perez

MAP NO. 5-I

APPEARANCES AGAINST:

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 2628 W. Lyndale Avenue / 2629 W. Belden Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 350.52 sq. ft. addition to 2628 W. Lyndale Avenue and a 91.46 sq. ft. addition to 2629 W. Belden Avenue which additions will result in a 15% increase in the amount of floor area existing in the buildings prior to the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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: Austin Bank of Chicago CAL. NO. 257-99-S
APPEARANCES FOR: John J. Pikarski, Jr., Kirk Norris MAP NO. 22-G
APPEARANCES AGAINST: None MINUTES OF MEETING
PREMISES AFFECTED-- 9443 S. Ashland Avenue August 20, 1999

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of a drive-through facility in conjunction with an existing 2-story retail bank building with 3 drive-through lanes and 21 on site parking spaces, in a B5-2 General 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That lighted directional ingress and egress signs shall be provided at the established entrance and exit;

That a "Stop-Do Not Enter" sign shall be erected at the exit on S. Ashland Avenue;

(Additional conditions follow on page 12a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 257-99-S

That ingress to the drive-through facility shall be from S. Ashland Avenue from the northwest corner of the site and egress from the drive-through facility shall be from the southwest corner of the site onto S. Ashland Avenue;

That a 6' high decorative solid wood fence shall be provided on the east lot line to screen the facility from abutting residential properties; that fencing on the north, south and west lot lines, excepting the driveways, shall be installed as illustrated on the plan prepared by Mayes Architects, Inc., dated August 20, 1999;

That the on-site parking area for 21 automobiles 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 striping shall be provided; that lighting directed away from abutting residential properties shall be provided;

That landscaping shall be provided as illustrated on the plan prepared by Mayes Architects, Inc., dated August 20, 1999;

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

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

APPLICANT: Montrose Block, L.L.C.

CAL. NO. 258-99-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 11-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 1612-28 W. Montrose Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in B3-3 General Retail District, the erection of a 2nd & 3rd floor addition to an existing 1-story brick building being converted to contain 26 dwelling units, 32 parking spaces and retail spaces on the ground floor, whose rear yard will be 15' instead of 30' and with no provision for 1 required 10' x 25' 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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

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

APPLICANT: Joan Marie Roberts **CAL. NO.** 259-99-S
APPEARANCES FOR: Earl T. Medansky, Dr. Humphrey Roberts, DVM **MAP NO:** 7-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 1705 W. Belmont Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an animal hospital in a proposed 2-story building, in an M1-2 Restricted Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

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

APPLICANT: Joan Marie Roberts CAL. NO. 260-99-Z
APPEARANCES FOR: Earl T. Medansky, Dr. Humphry Roberts , DVM MAP NO. 7-H
APPEARANCES AGAINST: None MINUTES OF MEETING
August 20, 1999
PREMISES AFFECTED-- 1705 W. Belmont Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted District, the erection of a 2-story animal hospital facility whose rear yard will be 20' instead of 30' from the rear lot line in an adjacent residence district.

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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that on August 20, 1999, the Board approved, in Cal. No. 259-99-S, the establishment of an animal hospital in a proposed 2-story building at the subject site; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; 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: Interventions **CAL. NO.** 261-99-S
APPEARANCES FOR: Gary I. Wigoda **MAP NO.** 14-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 5701 S. Wood Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the continuation of a transitional shelter with 150 beds in a 3-story brick former hospital building which includes ancillary out-patient services, which was initially granted to applicant only, in an R5 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on September 21, 1990, the Board approved an application for a special use filed by Interventions, for the approval of the location and the establishment of a residential care (half-way) home in a 3-story brick former hospital building at the subject site, in Cal. No. 258-90-S; that the granting of the special use was conditioned upon the use running only to the applicant, Interventions, and if said applicant vacated the property or transferred the use to another group or association the special use at the subject site granted by the Board shall become null and void; that the testimony presented indicates that Interventions is transferring the residential care (half-way) activity to another operator, Cornell-Interventions, Inc. resulting in the special use application filed in the instant case; that testimony presented indicates that there is absolutely no change in the use or operation as it was originally presented to the Zoning Board of Appeals on September 21, 1990; that the evidence presented indicates 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):

(Conditions follow on page 16a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 261-99-S

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

That the granting of this special use runs only to Cornell Company (or Interventions)* and if said organization vacates the subject property or transfers the residential care (half-way) home and out-patient activities to another group or association the special use at the site granted herein shall become null and void;

That any deviation from the specified use of the premises as a residential care (half-way) home with ancillary out-patient services or any increase in the number of beds, as stated by the applicant and delineated in Cal. No. 258-90-S, shall cause the special use granted hereby to immediately become null and void.

*Cornell Company is the contract purchaser.

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

APPLICANT: Haven Towers Development Corp.

CAL. NO. 262-99-S

APPEARANCES FOR: Langdon D. Neal

MAP NO. 18-D

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 7947 S. South Chicago Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 9-story 81 dwelling unit building of housing for Elderly Persons, in a B4-4 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That the applicant shall provide 16 on-site parking spaces;

That landscaping and fencing shall be installed as illustrated on the plan prepared by Swann, Weiskopf, Woo, and Bednarwicz, Ltd., dated August 19, 1999.

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

APPLICANT: LaSalle Bank

CAL. NO. 263-99-S

APPEARANCES FOR: Pat Brzinski

MAP NO. 13-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 5466 N. Milwaukee Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the expansion of a bank drive-through facility to add an ATM lane to the existing facility with 13 on site parking spaces, 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That lighted directional ingress and egress signs shall be erected at the established entrances and exits;

That a "Stop-Do Not Enter" sign shall be erected at the exits on N. Milwaukee Avenue;

(Additional conditions follow on page 18a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 263-99-S

That ingress to the drive-through facility shall be from N. Menard Avenue and egress from the drive-through facility shall be onto N. Milwaukee Avenue;

That decorative wrought iron type metal fencing shall be provided on those portions of the west, east and north lines, excepting the driveways, that do not abut the existing bank building;

That the on-site parking area for 13 automobiles 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, 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 lighting and striping shall be provided;

That landscaping shall be installed as illustrated on the plan prepared by Behles & Behles, dated August 18, 1999;

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

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

APPLICANT: Dynaprop XVII: Michigan Avenue Partnership **CAL. NO.** 264-99-Z

APPEARANCES FOR: John A. Fritchey, Rick Turner **MAP NO.** 4-E

APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999

PREMISES AFFECTED-- 1910 S. Michigan Avenue

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 4-story 20 dwelling unit building with no front yard, no rear yard and no provision for 1 required 10' x 25' 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 20, 1999, after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That 3 off-site parking spaces shall be located at 1918 S. Michigan Avenue, as provided for in Cal. No. 165-99-S, to fulfill the parking requirement for the proposed 4-story 20 dwelling unit building at the subject site;

That a Declaration of Easement shall be filed allowing, in perpetuity, the use of the loading dock at 1918 S. Michigan Avenue by the proposed 20 dwelling unit building at the subject site, 1910 S. Michigan Avenue.

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

APPLICANT: Dynaprop XVII: Michigan Avenue Partnership **CAL. NO.** 265-99-S
APPEARANCES FOR: John A. Fritchey, Rick Turner **MAP NO.** 4-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 August 20, 1999
PREMISES AFFECTED-- 1918 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 3 off-site parking spaces for private passenger automobiles, to fulfill the parking requirement for a proposed 20 dwelling unit building at 1910 S. Michigan Avenue, in an R6 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED

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

APPROVED	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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on August 20, 1999, the Board approved, in Cal. No. 264-99-Z, the erection of a 4-story 20 dwelling unit building with no front yard, no rear yard and no provision for 1 required 10' x 25' loading berth, on premises at 1910 S. Michigan Avenue; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

(Additional conditions follow on page 20a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 265-99-S

That the owners of the land shall be bound by restrictive covenants 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 three specified parking spaces at the subject site for use of the owners of three condominium dwelling units located at 1910 S. Michigan Avenue throughout the existence of the principal use.

That any water tank that exists or may exist on the roof of the loft condominium building at the subject site, 1918 S. Michigan Avenue, shall be removed.

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

APPLICANT: AFC Community Development Corporation CAL. NO. 266-99-S
APPEARANCES FOR: Anthony D. D'Amato, Oddie Watson MAP NO. 18-G
APPEARANCES AGAINST: None MINUTES OF MEETING
August 20, 1999
PREMISES AFFECTED-- 1502-10 W. 79th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private passenger automobiles, in a B2-2 Restricted Retail District, to serve a 3-story 12 dwelling unit brick building at 1512-16 W. 79th 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B2-2 Restricted Retail District; that the applicant is in the process of purchasing the subject site from its present owner, Ambassadors for Christ Church; that in the interim the proposed 12 parking spaces will be designated by the church for use by the residents of the 12 dwelling unit building at 1512-16 W. 79th Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 21a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 266-99-S

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

That the applicant shall install fencing and landscaping in compliance with the Chicago Landscape Ordinance;

That ingress and egress shall be from W. 79th Street; that the driveway shall be constructed in compliance with applicable ordinances; that there shall be no ingress nor egress via the alley abutting the site to the north;

That striping and lighting shall be provided;

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

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

APPLICANT: The New Jerusalem Evangelistic Church

CAL. NO. 267-99-Z

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING

August 20, 1999

PREMISES AFFECTED-- 1706-10 E. 75th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 167 seat church in a 1-story brick building with 14 on site parking spaces, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 15, 1999.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Greater Mt. Carmel Missionary Baptist Church **CAL. NO.** 268-99-S
APPEARANCES FOR: Stacey McDermott, Rev. Ollie James, Jr. **MAP NO.** 16-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 7023 S. Halsted Street August 20, 1999

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 192 seat church in an existing 1 & 2 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That landscaping and fencing shall be installed as illustrated on the site plan prepared by Venture Resource Associates, Incorporated, dated June 8, 1999;

That off-site parking for 16 private passenger automobiles shall be located at 7015 S. Halsted Street, as provided for in Cal. No. 269-99-S.

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

APPLICANT: Greater Mt. Carmel Missionary Baptist Church **CAL. NO.** 269-99-S
APPEARANCES FOR: Stacey McDermott, Rev. Ollie James, Jr. **MAP NO.** 16-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 7015 S. 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 establishment of an off-site parking lot for 16 private passenger automobiles, in a B2-2 Restricted Retail District, to satisfy the parking requirement for a proposed church in an existing building at 7023 S. Halsted Street.

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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on August 20, 1999, the Board approved, in Cal. No. 268-99-S, the establishment of a 192 seat church in an existing 1 and 2-story brick building on premises at 7023 S. Halsted Street; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

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

(Additional conditions follow on page 24a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 269-99-S

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

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

That striping and lighting shall be provided;

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

That sliding gates shall be provided at the established entrance and exit.

That landscaping shall be installed as illustrated on the site plan prepared by Venture Resource Associates, Incorporated, dated June 18, 1999;

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: North Community Bank

CAL. NO. 270-99-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 13-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 5342 N. Broadway

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility for a proposed retail bank in an existing 1-story building with 3 drive-through lanes and 16 on site parking spaces, in a B4-3 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit located on the southeast corner of the subject site; that ingress to the drive-through facility shall be from N. Broadway at the northeast corner of the site and egress from the drive-through facility shall be from the driveway on the southeast corner of the site onto N. Broadway; that a "Right Turn Only sign shall be

(Additional conditions follow on page 25a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 270-99-S

erected at the N. Broadway exit; that the driveways shall be constructed in accordance with applicable ordinances;

That a 7 foot high solid wood fence shall be erected on the west property line to screen the drive-through facility from abutting residential property;

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

That striping shall be provided; that lighting shall be provided directed away from abutting residential properties;

That landscaping shall be provided as represented on the site plan prepared by Pappageorge Haymes Ltd., dated August 20, 1999;

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

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

APPLICANT: Mota Construction Co. **CAL. NO.** 271-99-S
APPEARANCES FOR: Joseph P. Gattuso, Raymond Mota **MAP NO.** 9-I
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 3100 W. Belmont Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 12 private passenger automobiles to satisfy the parking requirement, in an R3 General Residence District, for a proposed addition to an existing 1 & 2 story brick building, for a construction office at 3100 W. Belmont 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

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

(Additional conditions follow on page 26a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 271-99-S

That the parking lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 applicant shall maintain a 20 foot front yard and shall install landscaping and fencing as illustrated on the site plan prepared by William O. McCollum, dated June 24, 1999;

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

That ingress and egress to the parking lot shall be from the public alley abutting the site to the south provided a waiver of the alley barrier requirement is obtained from the City Council;

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: Karam Foods, Inc.

CAL. NO. 272-99-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 1755 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 drive-through facility in conjunction with a proposed Dunkin Donuts/Baskin Robbins store with 10 off-street parking spaces, in a C1-2 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That lighted directional ingress and egress signs shall be provided at the established entrances and exits; that a "Stop-Do Not Enter" sign shall be erected at the exit onto W. Addison Street located at the northeast corner of the site;

(Additional conditions follow on page 27a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 272-99-S

That ingress to the drive-through portion of the facility shall be from N. Lincoln Avenue from the southwest corner of the site; that egress from the drive-through facility shall be from the driveway located at the northeast corner of the site onto W. Addison Street;

That the parking area 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 striping and lighting shall be provided;

That the proposed drive-through facility shall be constructed consistent with the layout, design, fencing and landscaping represented on the site plan, landscaping plan and elevation drawings prepared by Johnston Associates, Inc., dated August 19, 1999;

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

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

APPLICANT: Christian Communications of Chicagoland, Inc. **CAL. NO.** 273-99-S
APPEARANCES FOR: Jack Guthman, Scott Borstein, Jerry Rose **MAP NO.** 2-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
August 20, 1999
PREMISES AFFECTED-- 38 S. Peoria 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 earth station antenna in excess of 8' in diameter, in a C2-3 General Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

That the said earth station antenna (satellite dish) shall be operated at all times in compliance with all applicable regulations of the Federal Communications Commission.

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

APPLICANT: S.W. F. & Company, L.L.C.

CAL. NO. 274-99-S

APPEARANCES FOR: Scott R. Borstein

MAP NO. 14-E

APPEARANCES AGAINST: Cecilia Butler

MINUTES OF MEETING

August 20, 1999

PREMISES AFFECTED-- 5747 S. Calumet Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for 39 private passenger automobiles to satisfy the parking requirement, in an R5 General Residence District, for a 40 dwelling unit condominium building at 5726-44 S. King Drive.

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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 13,358 sq.ft. unimproved lot; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a 40 dwelling unit condominium building at 5726-44 S. King Drive; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions and standards hereinafter set forth; and that the proposed use with privacy fencing and landscaping will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the 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 29a.)

MINUTES OF MEETING

August 20, 1999

Cal. No. 274-99-S

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

That a 6 foot high decorative solid wood privacy fence shall be provided on the north lot line to screen the parking lot from residential property abutting the site to the north; that decorative wrought-iron type metal fencing shall be provided on the west, south and east lot lines, excepting the driveway;

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

That ingress and egress shall be via the alley abutting the site to the east provided a waiver of the alley barrier requirement is obtained from the City Council; that a sliding metal security gate shall be provided at the entrance / exit;

That landscaping shall be provided as illustrated on the plan prepared by Ed Young, dated August 20, 1999;

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

RESOLVED, that the owners of the land shall be bound by covenants 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 throughout the existence of the principal use.

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

APPLICANT: Triumph The Church & Kingdom of God in Christ **CAL. NO.** 275-99-S

APPEARANCES FOR: **MAP NO.** 24-F

APPEARANCES AGAINST: **MINUTES OF MEETING**
August 20, 1999

PREMISES AFFECTED-- 44 W. 103rd 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 300 seat church with on site parking for 28 private passenger automobiles, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

CASE CONTINUED TO
OCTOBER 15, 1999.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Tomato Tattoo, Inc.

CAL. NO. 276-99-S

APPEARANCES FOR: David W. Hixon, Michael Hixon

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 1855 W. Chicago Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a tattoo parlor on the 1st floor of an existing 3-story building, in a B5-2 General 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 20, 1999, after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on August 4, 1999; and

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

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

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

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

APPLICANT: Cash America Inc. of Illinois

CAL. NO. 277-99-S

APPEARANCES FOR:

MAP NO. 20-H

APPEARANCES AGAINST:

MINUTES OF MEETING
August 20, 1999

PREMISES AFFECTED-- 2005 W. 79th 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 pawn shop in a proposed 1-story building in a retail shopping mall, in a C1-1 Restricted Commercial District.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Public Building Commission

CAL. NO. 278-99-A

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 62-70 E. Randolph Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 15, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: John and Barbara Cooney

CAL. NO. 279-99-A

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 2238 N. Fremont Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN BY
MOTION OF APPELLANT.

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: Gloria E. Swanson **CAL. NO.** 280-99-A
APPEARANCES FOR: Gloria E. Swanson **MAP NO.** 22-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 1999
PREMISES AFFECTED- 9223 S. Ellis 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, Gloria E. Swanson, owner, on June 9, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 dwelling units in an existing 2-story with basement brick building, in an R3 General Residence District, on premises at 9223 S. Ellis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999; 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 with high basement brick residential building; that the evidence presented indicates that in March, 1995, the appellant purchased the subject building as a 2 dwelling unit building with a garden apartment; that a City building permit was issued in October, 1957 for a 2 dwelling unit building; that notwithstanding the building having been appraised by the FHA as a 3-dwelling unit building no evidence was presented to indicate that three dwelling units have been legally established by permit in the subject building since July, 1957; that under Section 7.5-3 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: La Villa Products

CAL. NO. 281-99-A

APPEARANCES FOR: None

MAP NO. 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 3222 1/2 W. Cermak Road

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Thomas Eley

CAL. NO. 282-99-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 1818 N. Orleans Street

SUBJECT- Objector's Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Travis Glazebrook

CAL. NO. 283-99-A

APPEARANCES FOR: Travis Glazebrook

MAP NO. 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 1833-35 W. 17th 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, Travis Glazebrook, owner, on June 14, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a custom wood craftsman business* in a 1 and 2-story brick building, in a B4-2 Restricted Service District, on premises at 1833-35 W. 17th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 14, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999; 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 1 and 2-story brick building; that the appellant has been located at the subject site since mid-1998; that the appellant designs and makes custom one-of-a-kind furniture, wood art objects and does some furniture restoration; that no upholstery work is done by the appellant; that the appellant utilizes one lathe and table saw in his operation and does not store a large amount of lumber at the site; that the Board finds that the said use at the site is similar to an art studio, which use is permitted in a B4-2 Restricted Service District; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a custom wood craftsman business in a 1 and 2-story brick building, on premises at 1833-35 W. 17th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

*Amended at the public hearing.

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

APPLICANT: Guadalupe Fernandez

CAL. NO. 284-99-A

APPEARANCES FOR:

MAP NO. 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 2358 S. Blue Island Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
ACTION OF APPELLANT.

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: Acme-Wiley Corporation

CAL. NO. 285-99-A

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 539 N. Michigan Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 15, 1999.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Gregory J. Konieczko **CAL. NO.** 286-99-A

APPEARANCES FOR: Bruce Hoffman, Gregory J. Konieczko **MAP NO.** 3-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 20, 1999

PREMISES AFFECTED- 1435 W. Blackhawk Street

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Gregory J. Konieczko, owner, on June 29, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 6 dwelling units in lieu of 5 dwelling units and a store, in an R4 General Residence District, on premises at 1435 W. Blackhawk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1999, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2 (1) ."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick building containing 5 dwelling units and a non-conforming store on the ground floor; that the store premises was previously occupied by a non-conforming tavern; that the applicant seeks to convert the non-conforming store to a dwelling unit for a total of 6 dwelling units in the building at the subject site; that the change of use from a non-conforming store premises to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 6 dwelling units in lieu of 5 dwelling units and a store, on premises at 1435 W. Blackhawk 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: Warren Tam

CAL. NO. 287-99-A

APPEARANCES FOR: Warren Tam

MAP NO. 8-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 1724 W. 35th Street

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, Warren Tam, owner, on June 29, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a 2-story brick building, in an R3 General Residence District, on premises at 1724 W. 35th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1999; 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 vacant 2-story brick store and apartment building; that the appellant seeks to establish a pizza restaurant in the subject store premises; that testimony presented indicates that the store premises was previously occupied by a restaurant which use ceased operation in 1997; that Section 6.4-5 of the zoning ordinance states that a building, structure or portion thereof, all or which is not permitted in the district in which it is located, which is or hereafter become 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 under 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: PAWS Chicago

CAL. NO. 288-99-A

APPEARANCES FOR: Paula Fasseas

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 20, 1999

PREMISES AFFECTED- 2337 N. Clark 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, PAWS Chicago, for Leo Licatta, owner, on May 25, 1999, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an animal kennel (cattery) in an existing 1-story brick building, in a B3-3 General Retail District, on premises at 2337 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 1999, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 20, 1999; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on November 7, 1996, the City Council rezoned the subject site from B4-4 Restricted Service to B3-3 General Retail zoning; that the subject site is improved with a 1 story brick building occupied by North Community Bank and a store premises; that the subject store premises was formerly used by the bank which has donated the space to the appellant on a month-to-month basis for the proposed use; that the appellant is a not-for-profit organization founded in 1998; that the appellant organization seeks to find homes, through adoption, for unwanted and homeless cats and dogs; that the animals are not received at the site directly off the street but are brought to the subject site from other animal shelters; that cats are shown to prospective adopters on week nights and stay overnight at the premises; that dogs are shown only on Saturdays and Sundays; that the animals are fed and groomed by the mostly volunteer staff; that the appellant does not sell pet food or other pet accessories; that inasmuch as pet grooming is performed on site and is a permitted use in a B3-3 General Retail District, and the business hours and the length of time animals are at the site are minimal, the Board finds that the proposed use will not be a nuisance hazard to other businesses on this block of N. Clark Street; 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

MINUTES OF MEETING

August 20, 1999

Cal. No. 288-99-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an animal kennel (cattery) in an existing 1 story brick building, on premises at 2337 N. Clark Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

August 20, 1999

Cal. No. 295-98-S

Rev. Odell Townsend, Sr., Pastor of Stratford Christian Center Church, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of a church in a 2-story brick building with on site parking for 33 private passenger automobiles, in a C2-2 General Commercial District, on premises at 9142-54 S. Ashland Avenue, approved by the Board on August 21, 1998, in Cal. No. 295-98-S.

Rev. Townsend stated that the request for the extension of time is to allow for the processing of the application for landscaping and the driveway permit.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to August 21, 2000. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 20, 1999

Cal. No. 333-98-S

Rick Wendy, for Dearborn East Partners, L.P., applicant, presented a written request for an extension of time in which to obtain the necessary permits for the establishment of a public parking garage facility for 372 of 672 spaces provided in a proposed 63-story building containing a 22-story hotel, 348 dwelling units, and ground floor retail uses, in a B7-6 General Central Business District, on premises at 601 N. Dearborn Street, approved by the Board on September 18, 1999, in Cal. No. 333-98-S.

Mr. Wendy stated that unanticipated changes in circumstances delayed application for the full building permit. The substantial change in the financial markets during the last quarter of 1998 caused the project's hotel partner to waiver in its willingness to participate in the project's financial arrangements. Diligent efforts were made to re-establish the financial arrangements but by the end of 1998 the talks failed and the hotel partner withdrew from the project. During the first quarter of 1999, the applicant searched for and ultimately selected a new hotel partner. Mr. Wendy further stated that the commencement of construction documents was delayed by six months due to the issues associated with the hotel partner and the related financial markets. Although the permits for the project are expected to occur in stages, it is expected that the last and final permit will be secured during the first quarter of 2000. In order to cover any other unforeseen contingencies, the request is made for an extension of time to mid-September, 2000.

Chairman Spingola moved that the request be granted and the time for obtaining necessary building permits be extended to September 18, 2000. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 20, 1999

Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, September 17, 1999.



Secretary