

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

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

held in Room 569 County Building, 118 N. Clark Street, on Friday, January 17, 1997.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
LeRoy K. Martin
Gigi McCabe-Miele
Joseph S. Moore
Demitri Konstantelos

MINUTES OF MEETING

January 17, 1997

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on December 20, 1996 (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 and Moore. 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: Bella Wigdor

CAL. NO. 1-97-Z

APPEARANCES FOR:

MAP NO. 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 6324 N. Monticello Avenue

January 17, 1997

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Frederick Phillips **CAL. NO.** 2-97-Z
APPEARANCES FOR: Joseph P Gattuso, Frederick Phillips **MAP NO.** 3-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 1306-08 N. Cleveland Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Frederick Phillips, for Barry Koller and Midwest Bank & Trust Co. of Elmwood Park, Tr. #89-5873, owner, on November 20, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1 & 4 story single-family dwelling on a triangular lot, whose front, side and rear yards will be 3' each instead of 7.26', 6.05' and 30', respectively, on premises at 1306-08 N. Cleveland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1996, 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 7.7-4, 7.8-4., 7.9-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 an unimproved 1,834 sq. ft. triangular shaped lot which consists of two lots of record; that the applicant proposes to erect a 1 and 4-story single-family dwelling at the subject site; 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 in that due to the size and triangular shape of the subject site the application of the yard requirements under the zoning ordinance renders it unbuildable; that the plight of the owner is due to the triangular shape of the subject property; that the proposed single-family dwelling will be compatible with the mixed business and residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

January 17, 1997

Cal. No. 2-97-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 the erection of a 1 and 4-story single-family dwelling on a triangular lot, whose front, side and rear yards will be 3' each instead of 7.26', 6.05' and 30', respectively, on premises at 1306-08 N. Cleveland 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: Ashton Homes, L.L.C. **CAL. NO.** 3-97-Z
APPEARANCES FOR: Barry Ash **MAP NO.** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 2027 W. Shakespeare Avenue January 17, 1997
SUBJECT- Application to vary the requirements of the zoning ordinance.
ACTION OF BOARD-- **THE VOTE**

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ashton Homes, L.L.C., owner, on November 15, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story single-family dwelling, whose front yard will be 5' instead of 16', and with no west side yard instead of 2.5', on premises at 2027 W. Shakespeare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 8, 1996, 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 7.7-3, 7.8-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 a 23' x 100' lot improved with a dilapidated brick 1-story with attic single-family dwelling; that the applicant proposes to demolish the existing building and erect a 2-story single-family dwelling at the subject site; 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 in that yard variations requested are necessary to construct a single-family dwelling with adequate living space; that the plight of the owner is due to narrow width and shallow depth of the subject property which necessitates the yard variations requested; that the proposed 2-story single-family dwelling will be compatible with existing residential improvements in this block, the majority of which do not comply with yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the neighborhood; it is therefore

MINUTES OF MEETING

January 17, 1997

Cal. No. 3-97-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 the erection of a 2-story single-family dwelling, whose front yard will be 5' instead of 16' and with no west side yard instead of 2.5', on premises at 2027 W. Shakespeare 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: Sarmed Elias, M.D. **CAL. NO.** 4-97-Z
APPEARANCES FOR: Dean Kasson, Sarmed Elias **MAP NO.** 3-E
APPEARANCES AGAINST: Linda Thoren Neal, et al. **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 79 E. Cedar Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Sarmed Elias, M.D., owner, on November 12, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story rear addition, a roof-top conservatory and 2nd and 3rd floor balconies to a 3-story brick single-family dwelling, which additions will be located in the required side and rear yards and will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 79 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1996, 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 7.6-5. 7.8-5. 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 25.75' x 71.7' lot improved with a 3-story brick 5 dwelling unit building built in the 1880's; that the applicant proposed to deconvert the existing 5-dwelling unit building to a single-family dwelling and erect a 3-story rear addition, a roof-top conservatory and 2nd and 3rd floor balconies which will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that on-site garage parking with adequate space for garbage containers within the garage will be provided; 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 in that the yard variations requested are necessary to maintain the continuity of the existing building lines in the erection of the proposed 3-story rear addition; that the plight of the owner is due to unique circumstances in that without the variations requested the design of the proposed 3-story addition would not be architecturally feasible because it would not conform with the existing building walls; that the proposed 3-story addition

MINUTES OF MEETING

January 17, 1997

Cal. No. 4-97-Z

will be compatible with the existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story rear addition, a roof-top conservatory and 2nd and 3rd floor balconies to a 3-story brick single-family dwelling, which additions will be located in the required side and rear yards and will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 79 E. Cedar Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Christopher & Mari Craven **CAL. NO.** 5-97-Z
APPEARANCES FOR: Mari Craven, Christopher Craven **MAP NO.** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 2627 N. Magnolia Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Christopher and Mari Craven, owner, on November 20, 1996, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 20' x 57' x 35' high single-family dwelling, whose front yard will be 10' instead of 20', with no north side yard and whose south side yard will be 2.5' instead of 7' each, on premises at 2627 N. Magnolia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 1996, 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 7.7-3, 7.8-3 (2)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 a 25' x 124.3' unimproved lot; that the applicants propose to erect a 2-story 20' x 57' x 35' high single-family dwelling; 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 in that without the yard variations requested functional living space would be severely restricted; that the plight of the owner is due to the subject site being a less than standard size city lot; that the proposed single-family dwelling will be compatible with existing residential improvements on this block, many of which do not comply with the yard setback requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

January 17, 1997

Cal. No. 5-97-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 the erection of a 2-story 20' x 57' x 35' high single-family dwelling, whose front yard will be 10' instead of 20', with no north side yard and whose south side yard will be 2.5' instead of 7' each, on premises at 2627 N. Magnolia 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: Chicago Board of Education **CAL. NO.** 6-97-Z
APPEARANCES FOR: Langdon D. Neal **MAP NO.** 15-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 5900 N. Winthrop Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, for Public Building Commission of Chicago, owner, on November 22, 1996, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 51,000 sq.ft. addition to the south side of the George Swift Elementary School, whose south side yard will be 15' instead of 20' and whose rear yard will be 10' instead of 30', on premises at 5900 N. Winthrop Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1996, 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 7.8-4, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 635.9' x 150' lot improved with the 3-story brick George Swift Elementary School building constructed in the 1920's; that the applicant proposes to erect a 3-story 51,000 sq.ft. addition to the south side of the existing 3-story school building; that the proposed addition will contain 13 classrooms, including kindergarten classrooms, a library, lunch/multi-purpose room and kitchen/serving area; that the existing school was originally built without lunchroom and kitchen facilities and the students presently eat at their desks; 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 in that the proposed 3-story addition is necessary for the betterment of the educational environment of the students; that the plight of the owner is due to unique circumstances in that there is substantial overcrowding of the existing school resulting in the 7th and 8th grade students being sent to Senn High School for classes because there is insufficient room at the Swift School and there is no pre-school program at the Swift School due to lack of room; that the configuration of the existing 3-story school building on the subject property necessitates the requested yard

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

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Cal. No. 6-97-Z

variations in order to construct the proposed 3-story addition as designed; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be architecturally similar to the existing school building and will be compatible with the existing residential improvements in the area; 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 a variation be and it hereby is granted to permit the erection of a 3-story 51,000 sq.ft. addition to the south side of the George Swift Elementary School, whose south side yard will be 15' instead of 20' and whose rear yard will be 10' instead of 30', on premises at 5900 N. Winthrop 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: Kevin M. Nagle

CAL. NO. 7-97-S

APPEARANCES FOR:

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3724 W. 111th Street

January 17, 1997

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kevin M. Nagle

CAL. NO. 8-97-Z

APPEARANCES FOR:

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3724 W. 111th Street

January 17, 1997

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kevin M. Nagle

CAL. NO. 9-97-S

APPEARANCES FOR:

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3732 W. 111th Street

January 17, 1997

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Kevin M. Nagle

CAL. NO. 10-97-Z

APPEARANCES FOR:

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3732 W. 111th Street

January 17, 1997

SUBJECT- Application to vary the requirements of the zoning ordinance/

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jozef Sitko **CAL. NO.** 11-97-Z
APPEARANCES FOR: John J. Pikarski, Jr., Jozef Sitko **MAP NO.** 12-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 4935 S. Keeler Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Jozef Sitko, for Jozef Sitko and Halina Sitko, owner, on October 28, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of attic dormers and a 20.75' x 8.75' open front porch to a 1-story frame single-family dwelling, whose front yard will be 6.83' instead of 20' and whose north side yard will be 2.83' instead of 3', on premises at 4935 S. Keeler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 1996, 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 7.7-3, 7.8-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 30' x 125.95' lot improved with a 1-story single-family dwelling with the subject attic dormers and 20.75' x 8.75' open front porch; 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 in that the said dormer addition is necessary to provide additional living space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that when the applicant, a carpenter, purchased the subject property, it was dilapidated and that he did not expeditiously obtain the necessary building permit for remodeling work, including the subject dormer addition and open front porch because he wanted to have the remodeling work completed before severe weather began; that the said attic dormers and open front porch addition are compatible with existing residential improvements in this block, many of which do not comply with the yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

January 17, 1997

Cal. No. 11-97-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 zoning ordinance and that a variation be and it hereby is granted to permit the erection of attic dormers and a 20.75' x 8.75' open front porch to a 1-story frame single-family dwelling, whose front yard will be 6.83' instead of 20' and whose north side yard will be 2.83' instead of 3', on premises at 4935 S. Keeler Avenue, upon condition that the existing outside front stairway to the second floor of the single-family dwelling shall be removed; that the residential building at the subject site shall remain a single-family dwelling only and that no additional dwelling unit shall be established in the 2nd level of the said building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Desmond Campbell **CAL. NO.** 12-97-Z
APPEARANCES FOR: John J. Pikarski, Jr., Desmond Campbell **MAP NO.** 1-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 613 N. Paulina Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
	X	
X		

THE RESOLUTION:

WHEREAS, Desmond Campbell, owner, on October 28, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 3-dwelling unit building with an attached 3-car garage on a reversed corner lot, whose west front yard will be 6' instead of 11.52', whose north side yard will be 1.5' instead of 2.4', whose south side yard will be 0.5' instead of 7.5' for the building and 10' for the garage, and whose east rear yard will be 1' instead of 5', on premises at 613 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 1, 1996, 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 5.6-4, 7.7-5, 7.8-4 (2), 7.8-5, 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 3-. 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on July 31, 1996, the city Council rezoned the subject site from an R3 General Residence to an R5 General Residence district specifically for the proposed residential project; that the subject site is an unimproved 24' x 96' reversed corner lot on the northeast corner of N. Paulina Street and W. Ontario Street; that the said lot has no alley access; that the said lot is the result of a 1929 subdivision of a certain parcel into three separate lots numbered 613, 615 and 617 N. Paulina Street; that the applicant proposes to erect a 4-story 3-dwelling unit building with an attached 3-car garage on this reversed corner lot; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed 3 dwelling units would be too small and unmarketable; that the plight of the owner is due to unique circumstances in that the subject site lot is a reversed corner lot which necessitates the requested south side yard variation and that the dimensions of the lot are less than a normal city lot; that the proposed 4-story 3-dwelling unit building will be compatible with existing residential improvements in the area, many of which do not comply with the yard set back requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 12-97-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 the erection of a 4-story 3-dwelling unit building with an attached 3-car garage on a reversed corner lot, whose west front yard will be 6' instead of 11.52', whose north side yard will be 1.5' instead of 2.4', whose south side yard will be 0.5' instead of 7.5' for the building and 10' for the garage, and whose east rear yard will be 1' instead of 5', on premises at 613 N. Paulina Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mark Schneiderman **CAL. NO.** 13-97-Z
APPEARANCES FOR: John J. Pikarski, Jr., Mark Schneiderman **MAP NO.** 7-F
APPEARANCES AGAINST: Maurice Kelly **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 2648 N. Burling Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mark Schneiderman, owner, on October 28, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of attic dormers and a 12.67' x 10.5' open rear deck to a 2 ½ story frame single-family dwelling, whose north side yard will be 0.71' instead of 2.5' and which dormering will result in a 15% (465 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2648 N. Burling Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1996, 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 7.6-4, 7.8-4 (1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 a 25' x 105.58' lot improved with a 2 ½ story frame single-family dwelling; that the applicant proposes to erect attic dormers and a 12.67' x 10.5' open rear deck to the existing single-family dwelling which will result in a 465 sq.ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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 in that without the variations requested the applicant would have to move in the north side wall of the existing building approximately 1 ½ feet and reduce the size of the attic floor which would render the project unattractive and economically unfeasible; that the plight of the owner is due to the necessity of providing a master bedroom/bath suite to meet the living space requirements of the applicant and future wife and family; that the roof peak of the residential building at the subject site will not be altered and the proposed attic dormer will following existing building lines and will not impair an adequate supply of light and air to abutting properties; that the proposed attic dormer addition and open rear deck will be compatible

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with existing residential improvements in the block, many of which do not comply with the side yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of attic dormers and a 12.67' x 10.5' open rear deck to a 2 ½ story frame single family dwelling, whose north side yard will be 0.71' instead of 2.5' and which dormering will result in a 15% (465 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2648 N. Burling Street, upon condition that no separate dwelling unit shall be established in the attic of the existing residential building at the subject site and that the said building shall remain a single-family dwelling only; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Miguel Hernandez **CAL. NO.** 14-97-S
APPEARANCES FOR: John J. Pikarski, Jr., Miguel Hernandez **MAP NO.** 17-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 7123-25 N. Clark Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Miguel Hernandez, owner, on October 28, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 15 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 7123-25 N. Clark Street, to serve a food store at 7115-19 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1996, 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 8.11-1 (21)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 50' x 174' lot improved with a 2-story store and apartment building located in the northwest corner of the lot; that the applicant proposes to establish an off-site accessory parking lot for 15 automobiles at the subject site; that 8 parking spaces will be located behind the existing building and 7 parking spaces on the south part of the lot; that the proposed use is necessary for the public convenience at this location to serve a food store located at 7115-19 N. Clark Street; 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 hereinafter set forth; that the proposed accessory parking lot will help alleviate on-street parking in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 15 private passenger automobiles, on premises

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at 7123-25 N. Clark Street, to serve a food store at 7115-19 N. Clark Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that 6' high solid wood privacy fencing shall be provided on the north property line behind the existing 2-story store and apartment building and on the open part of the south lot line which abuts an existing restaurant building; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided which is directed away from abutting property; that ingress shall be from N. Clark Street; that egress shall be via 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 N. Clark Street shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the food store at 7115-19 N. Clark Street; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. 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: Russell Ogorek **CAL. NO.** 15-97-A

APPEARANCES FOR: John J. Pikarski, Jr., Russell Ogorek **MAP NO.** 8-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 3817-19 S. Archer Avenue January 17, 1997

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Russell Ogorek, owner, on October 28, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit 27 single-room occupancy units in a 2-story brick building, in a C1-2 Restricted Commercial District, on premises at 3817-19 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 10, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.3-1, 9.6-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that the subject site is improved with a 2-story building; that Gerald A. Sullivan, an inspector from the City of Chicago Department of Buildings, testified that he inspected the subject building in October, 1956 and found the premises to be a multiple-room rooming house; that subject premises consisted of single-occupancy rooms and shared bathroom facilities and no kitchen or cooking facilities; that Charles Zelenka testified that he has lived at the subject site since May, 1953 and that since that time there have been no additional rooms added to the subject building nor have any alterations been made; that the appellant has a right to continue the occupancy of the subject building as 27 single room occupancy units provided the building is brought into compliance with applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit 27 single room occupancy units in a 2-story brick building, on premises at 3817-19 S. Archer Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits 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: S & S Home Builders, Inc. **CAL. NO.** 16-97-S
APPEARANCES FOR: Gary I. Wigoda, Michael Schwartz **MAP NO.** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 1997
PREMISES AFFECTED- 1438 N. Leavitt Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, S & S Home Builders, Inc. for First Bank and Trust Co., Tr. #10-2064, owner, on October 24, 1996, filed an application for a special use under the zoning ordinance for the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building, in a B1-2 Local Retail District, on premises at 1438 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1996, 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 8.3-1A (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a B1-2 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-2 Local Retail District; that the subject site is a 25.19' x 125' unimproved lot; that the applicant proposed to erect a 3-story 3-dwelling unit building with a dwelling unit below the 2nd floor and with four on-site parking spaces at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for ground floor business improvements in this predominantly residential area and a continuing demand for residential uses, particularly condominium dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 3-story 3-dwelling unit building which provides adequate on-site parking spaces at the rear of the proposed building; that the proposed development will be compatible with the predominantly residential character of 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

MINUTES OF MEETING

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Cal. No. 16-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building, on premises at 1438 N. Leavitt Street, upon condition that the proposed building is constructed in substantial compliance with the elevations prepared by Philip Kupritz & Associates, dated January 10, 1997; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Steven Golovan **CAL. NO.** 17-97-S
APPEARANCES FOR: Donald J. Vogel, Steven Golovan **MAP NO.** 3-F
APPEARANCES AGAINST: G. Daniel Pedemonte **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 1445 N. Wells Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Steven Golovan, for Margaret O'Boyle, owner, on November 7, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in a proposed 4-story 3-dwelling unit building, in a B4-4 Restricted Service District, on premises at 1445 N. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 7, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.7-1, 8.7-4, 8.4-4 (2)."

and
 WHEREAS, a public hearing was held on his application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-4 Restricted Service District; that the subject site is a 24' x 100' lot improved with a 2-story brick store and apartment building; that the applicant proposes to erect a 4-story 3-dwelling unit building at the subject site and is seeking approval for the establishment of a dwelling unit below the 2nd floor in the proposed building; that no evidence was presented to indicate that the establishment of a dwelling unit below the 2nd floor in a proposed 4-story 3-dwelling unit building is necessary for the public convenience at this location nor that the public health, safety and welfare will be adequately protected in the design, and location of the proposed use; that testimony presented indicates that there is an on-going garbage problem on N. Wells Street and that there is very limited space available on site and in the rear alley for garbage dumpsters; that no evidence was presented to indicate that the establishment of the proposed use at the subject site will not cause substantial injury to the value of other property in the neighborhood; that N. Wells Street is a viable business street in the area and that the use proposed will have a negative impact of the establishment of permitted business uses in this block and is not in the public interest at this location; it is therefore

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

BAZ

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

APPLICANT: Steven Golovan **CAL. NO.** 18-97-Z
APPEARANCES FOR: Donald J. Vogel, Steven Golovan **MAP NO.** 3-F
APPEARANCES AGAINST: G. Daniel Pedemonte **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 1445 N. Wells Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Steven Golovan, for Margaret O'Boyle, owner, on November 7, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 4-story 3-dwelling unit building, with no front yard instead of 12' and whose rear yard will be 20' instead of 30', on premises at 1445 N. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 7, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.7-1, 8.7-4, 8.4-4 (2)."

and
 WHEREAS, a public hearing was held on his application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-4 Restricted Service District; that the subject site is a 24' x 100' lot improved with a 2-story brick store and apartment building; that on January 17, 1997, in Cal. No. 17-97-S, the Zoning Board of Appeals denied the applicant's request for approval of the establishment of a dwelling unit below the 2nd floor in a proposed 4-story 3-dwelling unit building at the subject site finding that the proposed use was not necessary for the public convenience at the subject site and that the proposed use would negatively affect the value of other property in this viable business are of N. Wells Street,; that the denial by the Zoning Board of Appeals of the applicant's special use application negates the need for the yard variations requested in the instant application; 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: Bridgford Food of Illinois, Inc. **CAL. NO.** 19-97-S
APPEARANCES FOR: Perry Accardo **MAP NO.** 1-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 1997
PREMISES AFFECTED- 173 N. Green Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bridgford Food of Illinois, Inc., owner, on October 30, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 13 private passenger automobiles, in a C3-3 Commercial-Manufacturing District, on premises at 173 N. Green Street, to replace the parking eliminated by a 3-story addition to an existing food processing business at 166-70 N. Green Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 10, 1996, 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 9.11-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a C3-3 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-3 Commercial-Manufacturing District; that the subject site is a 24.5' x 125' lot currently in use by the applicant as an off-site accessory parking lot; that the proposed use is necessary for the public convenience at this location to replace the parking eliminated by a 3-story addition to an existing food processing business at 166-70 N Green Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed 13-space parking lot to be improved and operated under the conditions hereinafter set forth; that the use of the subject property as an off-site accessory parking lot is consistent with its present use as a parking lot in this commercial district and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 13 private passenger automobiles, on premises at 173 N. Green Street, to replace the parking eliminated by a 3-story addition to an existing food processing business at 166-70 N. Green Street, upon condition that the following conditions shall be complied with: that the lot shall be improved with

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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 6 feet high chain link fencing shall be provided on the west and east lot lines; that striping shall be provided; that lighting shall be provided; that concrete wheel stops shall be provided on the south lot line; that ingress and egress shall be from the public alley abutting the site to the north provided a waiver of the alley barrier requirement is obtained by the applicant from City Council; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. 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: KFC National Management Co. **CAL. NO.** 20-97-S
APPEARANCES FOR: Elvin E. Charity **MAP NO.** 1-L
APPEARANCES AGAINST:
PREMISES AFFECTED- 5230-44 W. Madison Street
SUBJECT- Application for the approval of a special use.

MINUTES OF MEETING:
 January 17, 1997

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, KFC National Management Co., owner, on November 19, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed KFC Restaurant, in a B4-2 Restricted Service District, on premises at 5230-44 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 1996, 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 8.4-4(5)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 108.66' x 125' lot improved with a 1-story restaurant building under construction; that the applicant proposes to establish a drive-through facility in conjunction with a proposed KFC Restaurant at the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service necessary in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the existing business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a proposed KFC Restaurant, on premises at 5230-44 W. Madison Street, upon condition that the following conditions shall be complied with: that ingress to the drive-through facility shall be from W. Madison Street at the southeast corner of the site and egress from the drive-through facility

MINUTES OF MEETING

January 17, 1997

Cal. No. 20-97-S

shall be from the southwest corner of the site onto to W. Madison Street; that a lighted "Exit Only-Do Not Enter" sign shall be erected at the southwest corner driveway; that lighted ingress and egress directional signs shall be provided at the southeast corner driveway; that a 6' high solid wood decorative fence shall be erected along the north lot line to prevent headlights and noise from projecting into the adjoining residential area to the north; that minimum 4 feet high decorative wrought iron fencing shall be provided along the east and west lot lines; that an enclosed area for garbage shall be provided at the northwest corner of the site; that landscaping shall be installed consistent with the landscape plan prepared by Arete' 3 Ltd.. dated July 15, 1996; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. 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: Robert Mosky **CAL. NO.** 21-97-Z
APPEARANCES FOR: Bernard I. Citron, Robert Mosky **MAP NO.** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 1250-56 W. George Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Mosky, for LaSalle National Trust, Tr. #24-4459--00, owner, on October 28, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 7-dwelling unit townhouse building on a reversed corner lot, with no south side yard instead of 7.42' and whose east rear yard will be 17.33' instead of 30', on premises at 1250-56 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1996, 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 7.8-4 (1), 7.9-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 on November 7, 1996, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence specifically for the proposed residential project; that the subject site is a 74.72' x 123.78' unimproved reversed corner lot at the intersection of N. Lakewood Avenue and W. George Street; that the applicant proposes to erect a 3-story 7-dwelling unit townhouse building at the subject site; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 7-dwelling townhouse building on the subject site would be economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 7-dwelling unit townhouse building requires greater horizontal land coverage and encroachment into the south side yard that would a yard conforming multi-story rental building and that the east rear yard variation is necessary to provide a private access driveway to the dwelling units' parking garages; that the proposed 3-story 7-dwelling unit townhouse will be compatible with the trend toward residential development in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

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Cal. No. 21-97-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 the erection of a 3-story 7-dwelling unit townhouse building on a reversed corner lot, with no south side yard instead of 7.42' and whose east rear yard will be 17.33' instead of 30', on premises at 1250-56 W. George Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Urban Properties, Inc. **CAL. NO.** 22-97-Z
APPEARANCES FOR: Bernard I. Citron **MAP NO.** 1-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 373-425 W. Erie Street January 17, 1997
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Chicago Urban Properties, Inc., for Sundance Holdings, Inc. and West Suburban Bank, Tr. #10384, owner, on November 21, 1996, filed an application for a variation of the zoning ordinance to permit, in a B7-5 General Central Business District, the erection of a 23-story business/residential addition to the west side of an existing multi story building all of which will contain business uses and 232 dwelling units, with no rear yard instead of 30 feet required for the residential portion of the complex, on premises at 373-425 W. Erie Street; and

WHEREAS, the decision of the office of the Zoning Administrator rendered November 20, 1996, 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 8.7-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a B7-5 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site consists of 50,205 sq. ft. and is improved with vacant commercial buildings at 373, 375 and 427 W. Erie and an occupied 5-story commercial building at 421 W. Erie Street; that on May 17, 1996, the Board approved the establishment of off-site accessory parking in a proposed 6-story 230 space parking deck on premises at 416 W. Erie Street to satisfy the parking requirement for 155 dwelling units to be established in the buildings at 373-421 W. Erie Street, in Cal. No. 140-96-S; that the applicant proposes to convert the building at 373 W. Erie street into 106 dwelling units and construct a new building on the remainder of the site which will contain 126 dwelling units for a total of 232 dwelling units; that the proposed development at the subject site will also contain business uses on the ground floor; that 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 in that the rear yard variation requested is necessary due to the existing building a 373 W. Erie Street, which the applicant proposes to convert into 106 dwelling units is built to the rear lot line; that the plight of the owner is due to unique circumstances in that the zoning ordinance requires a 30 foot rear yard for the residential portion of the complex; that the proposed use will be compatible with

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the mixed business and residential improvements in the area 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 a variation be and it hereby is granted to permit the erection of a 23-story business/residential addition to the west side of an existing multi-story building all of which will contain business uses and 232 dwelling units, with no rear yard instead of 30 feet required for the residential portion of the complex, on premises at 373-425 W. Erie Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Paul McHugh **CAL. NO.** 23-97-S

APPEARANCES FOR: Bernard I. Citron **MAP NO.** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 930 W. Fry Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paul McHugh, for American National Bank & Trust Co. of Chicago, Tr. #107668-06, owner, on November 18, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 19-dwelling unit building, in a B4-2 Restricted Service District, on premises at 930 W. Fry Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 18, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4 (3), 8.7-4, 8.10-1 (2), 8.10-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 on October 30, 1996, the City Council rezoned the subject site from M3-4 Heavy Manufacturing to B4-2 Restricted Service zoning specifically to meet the concerns of neighboring property owners regarding the subject residential development; that the subject site is a 17,262 sq.ft. irregular shaped unimproved lot which abuts a railroad track embankment to the north; that the applicant proposes to erect a 4-story 19-dwelling unit building containing dwelling units below the 2nd floor at the subject site; that on-site parking space for 24 automobiles will be provided; that the proposed dwelling units below the 2nd floor are necessary for the public convenience at this location in that there is no demand for ground floor business uses in the area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides adequate and workable on-site parking spaces at the rear and left of the proposed building; that the proposed development will be compatible with the developing trend of mixed residential and commercial uses 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

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MINUTES OF MEETING

January 17, 1997

Cal. No. 23-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor in a proposed 4-story 19-dwelling unit building, on premises at 930 W. Fry Street, upon condition that a restrictive covenant is recorded with the Office of the Cook County Recorder of Deeds limiting future residents from initiating nuisance actions against the nearby heavy manufacturing operations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Paul McHugh **CAL. NO.** 24-97-Z
APPEARANCES FOR: Bernard I. Citron, Paul McHugh **MAP NO.** 3-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 930 W. Fry Street
SUBJECT- Application to vary the requirements of the zoning ordinance..

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paul McHugh, for American National Bank & Trust Co. of Chicago, Tr. #107668-06, owner, on November 18, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story 19-dwelling unit building on an regular-shaped lot, whose west front yard will be 3' instead of 12' and with no provision for one required loading berth, on premises at 930 W. Fry Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 18, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4(3), 8.7-4, 8.10-1 (2), 8.10-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 17,262 sq.ft. irregularly-shaped unimproved lot which abuts a railroad embankment located north of the subject site; that on January 17, 1997, the Board approved the establishment of dwelling units below the 2nd floor in a proposed 4-story 19-dwelling unit building at the subject site, in Cal. No. 23-97-S; 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 in that to erect less than the requested 19 dwelling unit condominium building at the subject site would prove economically unfeasible; that the plight of the owner is due to the irregular shape of the subject lot and need to provide on-site parking at the rear of the proposed 19-dwelling unit building which also provides a buffer area from the abutting railroad embankment and tracks to the north; that there is adequate space at the rear of the proposed building for in and out movement which negates the need for a loading berth; that the proposed 4-story 19-dwelling unit building will be compatible with the developing trend to residential conversions in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 24-97-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story 19-dwelling unit building on an irregularly-shaped lot, whose west front yard will be 3' instead of 12' and with no provision for one required loading berth, on premises at 930 W. Fry Street, upon condition that adequate space shall be provided on site for garbage dumpsters; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Safer Foundation **CAL. NO.** 25-97-S

APPEARANCES FOR: William J. Hennessy, Dan Coughlin **MAP NO.** 2-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 1101 -21 S. Francisco Ave./1100-20 S. Mozart St./2835-59 W. Filmore St.

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Safer Foundation, for City of Chicago, Trustees for the Schools, owner, on October 23, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Correctional Institution (community work-release center for non-violent offenders) in a proposed 1 and 2-story building, in a C2-1 General Commercial District, on premises at 1101-21 S. Francisco Avenue/1100-20 S. Mozart Street/2835-59 W. Fillmore Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 23, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-1 (9), 9.4-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a C2-1 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 30, 1996, the City Council rezoned the subject site from R4 General Residence to C2-1 General Commercial zoning; that the subject site is a 223' x 267' lot improved with a vacant and vandalized former public school building; that the applicant is a 23 year-old not-for-profit organization which assists ex-offenders to re-enter society productively and with dignity and offers education and employment counseling and job placement services; that the applicant proposes to construct a 1 and 2-story building approximately 42,000 sq. ft. to be operated as a work-release center for non-violent offenders; that the proposed facility will house up to 200 male residents, 19 to 25 years old, in dormitory-style living accommodations; that there will be approximately 60 full-time staff on duty 24 hours daily; that the residents' day is structured with counseling, life skill classes, etc. and are under supervision at all times by on-site visual spot checks and by telephone checks two to four times a week at places of employment, school, etc.; that no residents are allowed away from the premises without permission; that no drugs are allowed on premises and all residents are tested for potential drug abuse; that the proposed use is necessary for the public convenience at this location to provide a needed work-release facility in the City to assist ex-offenders to re-enter society

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Cal. No. 25-97-S

productively; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated under contract from the Illinois Department of Corrections; that the proposed work-release facility, which will be constructed at a cost of \$4.5 million, will be an improvement of a site presently containing a derelict former school building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a Correctional Institution (community work-release center for non-violent offenders) in a proposed 1 and 2-story building, on premises at 1101-21 S. Francisco Avenue/1100-20 S. Mozart Street/2835-59 W. Fillmore Street, upon condition that the number of residents shall be limited to no more than 200 males; that the residents are limited to non-violent offenders; that supervisory staff shall be provided at a ratio of 1 staff person for every 6 to 7 residents during the busiest shifts; that supervisory and security staff shall be on duty at the facility 24 hours a day; that the proposed facility shall maintain a monitory program for residents that minimizes the risk to the surrounding community; that wrought-iron fencing shall be installed on the S. Mozart, W. Fillmore and S. Francisco lot lines; that setbacks and landscaping, outdoor recreational space and a minimum of 23 parking spaces shall be provided consistent with the site/landscaping plan prepared by Valerion, Dewalt & Train, dated January 17, 1997; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the Correctional Institution (work-release center for non-violent offenders) activity to another group or association the special use granted herein shall become null and void; and it be further

RESOLVED, that any deviation from the specified use of the subject premises as a Correctional Institution (work-release center for non-violent offenders) or any increase in the number of residents, as stated by the applicant and delineated herein, shall cause the spacial use granted herein to immediately become null and void.

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

APPLICANT: Alan M. Hoddenbach **CAL. NO.** 26-97-A
APPEARANCES FOR: Pablo Morales, Alan M. Hoddenbach **MAP NO.** 13-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 1708-10 W. Winnemac 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
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Alan M. Hoddenbach, owner, on November 8, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story frame building as 4 dwelling units, in an R3 General Residence District, on premises at 1708-10 W. Winnemac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 1996, 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,

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on July 10, 1996, the City Council rezoned the subject site from an R4 General Residence District to an R3 General Residence District; that the subject site is improved with a 2-story frame store and 2 dwelling unit building; that the appellant has owned the subject building for the past 5 years; that testimony presented indicates that in July, 1996, the appellant started to convert the ground floor non-conforming store into two additional dwelling units when the subject site was still zoned R4 General Residence; that when building permits were applied for in August, 1996, the appellant was informed the site was zoned R3 General Residence; that the evidence presented indicates that there were 2 dwelling units only in the subject building prior to the downzoning of the site from R4 to R3 General Residence on July 10, 1996; that the appellant has a right to 2 dwelling units and a 3rd dwelling unit in lieu of the non-conforming store under the R3 residential zoning but that the Zoning Board of Appeals has no authority to permit the establishment of a 4th dwelling unit at the subject site; it is therefore

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

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January 17, 1997

Cal. No. 27-97-A

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

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

APPLICANT: Russell A. Page **CAL. NO.** 27-97-A

APPEARANCES FOR: William G. Hutui, Russell A. Page **MAP NO.** 13-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 1700 W. Winnemac Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Russell A. Page, owner, on November 22, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 4-dwelling units, in an R3 General Residence District, on premises at 1700 W. Winnemac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 17, 1996, reads "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 7.5-3, 7.12."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on July 20, 1996, the City Council rezoned the subject site from R4 General Residence to R3 General Residence zoning; that the subject site is improved with a 2-story brick residential building; that evidence presented indicates that the subject building has been occupied by 4 dwelling units prior to the downzoning of the subject site from R4 to R3 General Residence on July 20, 1996 and prior to the change in the parking ordinance in 1969 at which time 3 parking spaces were required for 4 dwelling units; that the applicant has a right to continue the occupancy of the building as 4 dwelling units with 3 parking spaces provided the building is brought into compliance with applicable building codes; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 4-dwelling units with on-site parking for 3 automobiles, on premises at 1700 W. Winnemac Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Leon Hill, Jr. **CAL. NO.** 28-97-A
APPEARANCES FOR: Leon Hill, Jr. **MAP NO.** 2-J
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 3408 W. Roosevelt Road
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
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Leon Hill, Jr., owner, on November 12, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 4-dwelling units in a 3-story brick building, in a B5-2 General Service District, on premises at 3408 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1996, 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 8.3-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997; and

WHEREAS, the district maps show that the premises is located in a B5-2 General 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 B5-2 General Service District; that the subject site is improved with a vacant 3-story store and apartment building; that evidence presented indicates that on April 3, 1950, Permit No. B402001 was issued to convert 2 dwelling units into 4 dwelling units on the 2nd and 3rd floors of the subject building; that the appellant has a right to continue the occupancy of the subject building as 4 dwelling units provided the building is brought into compliance with building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 4 dwelling units in a 3-story brick building, on premises at 3408 W. Roosevelt Road, 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: Russ Rutkowski

CAL. NO. 29-97-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 4150 N. Lincoln Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: The Level, by Rosa E. Chapa **CAL. NO.** 30-97-A

APPEARANCES FOR: Rosa E.Chapa **MAP NO.** 10-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 4195 S. Archer Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS. The Level, by Rosa E. Chapa, for Carl Fishman, owner, on November 15, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an amusement ticket sales agency in an existing retail clothing store in a 1-story brick store building, in a B3-3 General Retail District, on premises at 4195 S. Archer Avenue; and

WHEREAS. the decision of the Office of the Zoning Administrator rendered November 6, 1996, 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 January 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Residence District; that the subject site is improved with a 1-story brick store building occupied by an existing retail clothing store; that the appellant proposes to sell tickets for organizational functions such as neighborhood church dances, fund raisers, etc.; that the proposed ticket sales operation will be approximately 5% of the total retail business activity at the subject site; that licensing requirements have caused the case to be filed; that the proposed ticket sale activity may be considered accessory to the principal retail business use at the subject site; 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 an amusement ticket sales agency as an accessory use only in an existing retail clothing store in a 1-story brick store building, on premises at 4195 S. Archer 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: James Heard

CAL. NO. 31-97-A

APPEARANCES FOR: James Heard

MAP NO. 14-F

APPEARANCES AGAINST: Helen Frazier

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 5560 S. Princeton 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
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, James Heard, for Diana Banks, owner, on November 18, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail grocery and carry-out restaurant in the basement of a 1 1/2 story frame building, in an R3 General Residence District, on premises at 5560 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1996, reads:
"Application not approved. Requested certification not does conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-1."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1 1/2 story frame residential building; that the appellant proposes to establish a non-conforming retail grocery and carry-out restaurant in the basement of the 1 1/2 story building at the subject site; that on February 20, 1987, the Board allowed the dispensing of cooked food in an existing non-conforming grocery store in the basement of the existing building at the subject site, in Cal. No. 36-87-A; that testimony presented indicates that the subject grocery store premises has not been occupied since 1987; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that under Section 7.3-1 of the zoning ordinance the Board has no authority to permit the use requested at the subject site; it is therefore

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

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

APPLICANT: Chung Y. Suh, d/b/a Chicago's Tailor & Cleaners **CAL. NO.** 32-97-A

APPEARANCES FOR: William J. Hennessy, Elizabeth Suh **MAP NO.** 7-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 1435 W. Diversey Parkway

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
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chung Y. Suh, d/b/a Chicago's Tailor & Cleaners, for Chung Y. Suh, owner, on October 25, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the operation of a tailor shop and drop-off cleaners in a 2-story frame building, in an M1-2 Restricted Manufacturing District, on premises at 1435 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1 (1)."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the subject site is improved with a 2-story frame building used as a tailor shop and drop-off cleaners on the first floor and a single-family residence on the second floor; that the appellant purchased the subject property in July, 1995, at which time said property contained a real estate sales office on the first floor; that subsequently the appellant applied for and received building permit No. 812619 for the purpose of altering the premises to accommodate the said tailor shop and drop-off cleaners; that in reliance of the aforesaid permit, the appellant commenced the remodeling work; that in January, 1996, the appellant applied and received a limited business license to operate the said business but was subsequently informed by the City that said use was not permitted at the subject site because it is a use not permitted in an M1-2 Restricted Manufacturing District; that Section 10.3-1(1) of the zoning ordinance provides, in part, that "Any...cleaning...repair, or storage of material, goods or products...." are permitted uses in the M1-2 Restricted Manufacturing District; that the Board finds in this case that both the said tailor shop and drop-off cleaners are within the scope of uses permitted in the M1-2 Restricted Manufacturing District under Section 10.3-1(1); 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

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

MINUTES OF MEETING

January 17, 1997

Cal. No. 32-97-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 operation of a tailor shop and drop-off cleaners in a 2-story frame building, on premises at 1435 W. Diversey Parkway, 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: John Brannen

CAL. NO. 33-97-A

APPEARANCES FOR: None

MAP NO. 5-F

APPEARANCES AGAINST: David Pasquesi

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 1843 N. Lincoln Avenue

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
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Alexander R. Domanskis, attorney for owner **CAL. NO.** 34-97-S

APPEARANCES FOR: Alexander R. Domanskis **MAP NO.** 11-K

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 4703 N. Elston Avenue

SUBJECT- Application for the approval of a special use..

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, Alexander R. Domanskis, for Cole Taylor Bank, Tr. #96-6659, owner, on November 21, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 52 private passenger automobiles, in a B2-1 Restricted Retail District, on premises at 4703 N. Elston Avenue, to satisfy the parking requirement for a health club proposed in the building at 4677 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 1, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is an irregular shaped 26,000 sq. ft. lot improved with a parking lot; that the applicant proposes to establish an off-site accessory parking lot for 52 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a health club proposed in the building at 4677 N. Elston Avenue; 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 hereinafter set forth; that the proposed use of the subject site as an off-site accessory parking lot is consistent with its present use as a parking lot and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 52 private passenger automobiles, on premises at 4703 N. Elston Avenue, to satisfy the parking requirement for a health club proposed in the building at 4677 N. Elston

MINUTES OF MEETING

January 17, 1997

Cal. No. 34-97-S

Avenue upon condition that the parking lot shall be improved as follows: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that 4 feet high wrought iron fencing shall be provided on the west, east and south lot lines, excepting the driveway; that a solid wood privacy fence shall be provided on the north lot line to screen the parking lot from abutting residential property; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from N. Elston Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking lot shall be the same as the hours of operation of the proposed health club; that the proposed parking lot shall be securely locked at all other times; that all applicable provision of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. 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: Nelia Reformado **CAL. NO.** 35-97-S
APPEARANCES FOR: Bernard I. Citron, Nelia Reformado **MAP NO.** 11-J
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 17, 1997
PREMISES AFFECTED- 3451 W. Montrose Avenue
SUBJECT- Application for the approval of a special use..

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, Nelia Reformado, for Hajrudin Mila, owner, on November 20, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop on the ground floor of a 3-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 3451 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1996, 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 8.4-4 (3)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 3-story brick 2-store and apartment building; that the applicant presently operates a jewelry store located in Glendale Heights, Illinois and proposes to open jewelry and pawn shop business in a vacant store in the subject building; that the proposed use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop operation in that daily reports of all merchandise received is filed with the district police command to insure against receipt of stolen property and that the proposed pawn shop will be operated in compliance with all applicable city and state regulations governing the operation of pawn shops; that the proposed pawn shop will be compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

January 17, 1997

Cal. No. 35-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pawn shop on the ground floor of a 3-story brick store and apartment building, on premises at 3451 W Montrose Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M. Tuesday through Sunday; that outside signage shall be limited to a non-flashing sign up to a maximum of 150 sq.ft. which shall be flush with the wall; that said signage shall read "Jewelry and Collateral Loans"; that no other outdoor advertising shall be permitted; that all applicable city and state pawnshop regulations shall be complied with at all times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Way of Holiness Church Full Gospel, Inc. **CAL. NO.** 36-97-S

APPEARANCES FOR: **MAP NO.** 20-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997

PREMISES AFFECTED- 8041 S. Western Avenue

SUBJECT- Application for the approval of a special use..

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Sweet Holy Spirit Church

CAL. NO. 37-97-S

APPEARANCES FOR: Bishop Larry D. Trotter

MAP NO. 20-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 8639 S. South Chicago Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sweet Holy Spirit Church, owner, on November 22, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 1,668-seat church in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 8639 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1996, 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 January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 41,204 sq.ft. lot improved with a vacant 1-story brick building; that the applicant proposes to establish a 1,668-seat church at the subject site; that the proposed use is necessary for the public convenience at this location to continue to meet the needs of its members; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church in the subject building which will comply with all applicable building code regulations and for which adequate off-street parking will be located at 8601, 8610 and 8670 S. South Chicago Avenue, as provided for in Cal. Nos. 38-97-S, 39-97-S and 40-97-S, respectively; that the use of the existing building as a church will be an improvement of an existing vacant building and will be compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

January 17, 1997

Cal. No. 37-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 1,668-seat church in a 1-story brick building, on premises at 8639 S. South Chicago Avenue, upon condition that off-street parking shall be located at 8601, 8610 and 8670 S. South Chicago Avenue as provided for in Cal. Nos. 38-97-S, 39-97-S and 40-97-S, respectively; and that the subject building shall be 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: Sweet Holy Spirit Church

CAL. NO. 38-97-S

APPEARANCES FOR: Bishop Larry D. Trotter

MAP NO. 20-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 8601 S. South Chicago Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sweet Holy Spirit Church, owner, on November 22, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 31 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 8601 S. South Chicago Avenue, to fulfill the parking requirement for a 1,668-seat church proposed in a 1-story brick building at 8639 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1996, 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 January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 16,410 sq. ft. irregularly shaped unimproved lot; that on January 17, 1997, the Zoning Board of Appeals approved the establishment of a 1,668-seat church in a 1-story brick building, on premises at 8339 S. South Chicago Avenue in Cal. No. 37-97-S; that the applicant proposes to establish an off-site accessory parking lot for 31 automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid 1,668 seat church to be located at 8639 S. South Chicago Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and maintained under the conditions hereinafter set forth; that the proposed parking lot will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

January 17, 1997

Cal. No. 38-97-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 31 private passenger automobiles, on premises at 8601 S. South Chicago Avenue, to fulfill the parking requirement for a 1,668-seat church proposed in a 1-story brick building at 8639 S. South Chicago Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with wrought-iron fencing, excepting the driveway; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. South Chicago Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site shall not be used for ingress nor for egress; that the lot shall be locked at all times when not in use by the applicant church; that all applicable provisions of the City of Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. 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: Sweet Holy Spirit Church

CAL. NO. 39-97-S

APPEARANCES FOR: Bishop Larry D. Trotter

MAP NO. 20-C

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 8610 S. South Chicago Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

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

THE RESOLUTION:

WHEREAS, Sweet Holy Spirit Church, for South East Alcohol and Drug Abuse Center, owner, on November 22, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of an existing 66 space parking lot for off-site accessory parking, in an M1-2 Restricted Manufacturing District, on premises at 8610 S. South Chicago Avenue, to fulfill the parking requirement for a 1,668-seat church proposed in a 1-story brick building at 8639 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 150' X 125' lot improved as a parking lot; that on January 17, 1997, the Board approved the establishment of a 1,668 -seat church in a 1-story brick building, on premises at 8639 S. South Chicago Avenue and the establishment of an off-site accessory parking lot for 31 private passenger automobiles on premises at 8601 S. South Chicago Avenue, to partially fulfill the parking requirement for the aforesaid 1,668-seat church, in Cal. Nos. 37-97-S and 38-97-S, respectively; that the applicant proposes to lease the existing 66 space parking lot from the South East Alcohol and Drug Abuse Center (SEADAC); that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid 1,668-seat church proposed in a 1-story brick building at 8639 S. South Chicago Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot which will be leased from SEADAC for a term commencing immediately through the year 2015, for use by the applicant between the hours of 5 P.M. and 12 A.M. on Fridays and all day on Sundays, and which will be improved and operated under the conditions hereinafter set forth; that the use of the existing parking lot by the applicant is

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Cal. No. 39-97-S

consistent with its present use as a parking and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the leasing of an existing 66 space parking lot for off-site accessory parking, on premises at 8610 S. South Chicago Avenue, to fulfill the parking requirement for a 1,668-seat church proposed is a 1-story brick building at 8639 S. South Chicago Avenue, upon condition that the lot shall be enclosed, excepting the driveway, with wrought-iron fencing; that striping shall be provided; that ingress and egress shall be from S. South Chicago Avenue; that the public alley abutting the site shall not be used for ingress nor for egress; that the hours of operation of the parking lot for use by the applicant church shall be between 5 P.M. and 12 A.M., Fridays and all day on Sundays; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued; and be it further

RESOLVED, that the 66 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with Section 5.8-5 of the zoning ordinance.

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APPLICANT: Sweet Holy Spirit Church **CAL. NO.** 40-97-S
APPEARANCES FOR: Bishop Larry D. Trotter **MAP NO.** 20-C
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 17, 1997
PREMISES AFFECTED- 8670 S. South Chicago Avenue
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sweet Holy Spirit Church, for South East Alcohol and Drug Abuse Center, owner, on November 22, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of an existing 42 space parking lot for off-site accessory parking, in an M1-2 Restricted Manufacturing District, on premises at 8670 S. South Chicago Avenue, to fulfill the parking requirement for a 1,668-seat church proposed is a 1-story brick building at 8639 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on December 30, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that on January 17, 1997, the Board approved the established of a 1,668-seat church in a 1-story brick building at 8639 S. South Chicago Avenue, in Cal. No. 37-97-S, that the Board also approved on January 17, 1997, the establishment of an off-site accessory parking lot for 32 private passenger automobiles at 8601 S. South Chicago Avenue and the leasing of a 66 space parking lot for off-site accessory parking, at 8610 S. South Chicago Avenue, to partially fulfill the parking requirement for the aforesaid proposed 1,668-seat church to be located at 8639 S. South Chicago Avenue; in Cal Nos. 38-97-S and 39-97-S, respectively; that the subject site is a 17,875 sq. ft. irregular shaped lot which is improved as a parking lot; that the applicant seeks to lease the subject parking lot from the South East Alcohol and Drug Abuse Center (SEADAC) for use as an off-site accessory parking lot; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid 1,668-seat church proposed to be located at 8639 S. South Chicago Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed leased parking spaces which will be leased to the applicant by SEADAC for a term commencing immediately to the year 2015 and wich will be improved and maintained under the conditions hereinafter set forth; that the use of the existing

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parking lot by the applicant church for off-site accessory parking is consistent with the existing use and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the leasing of an existing 42 space parking lot for off-site accessory parking, on premises at 8670 S. South Chicago Avenue, to fulfill the parking requirement for a 1,668-seat church proposed in a 1-story brick building at 8639 S. South Chicago Avenue, upon condition that the lot shall be enclosed with wrought-iron fencing, except for the driveway; that striping shall be provided; that ingress and egress shall be from S. South Chicago Avenue; that the public alley abutting the site shall not be used for ingress nor for egress; that the hours of operation by the applicant church shall be between 5 P.M. and 12 A.M., Fridays and all day on Sundays; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued; and be it further

RESOLVED, that the 42 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with Section 5.8-5 of the zoning ordinance.

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Cal. No. 251-96-Z and

Cal. No. 253-96-Z

Barry Ash, for The Spirit of Truth M.B. Church, applicant, presented a written request for an extension of time in which to obtain building permits for the erection of a 60' x 104' 1-story 228-seat church building with a basement and a mezzanine level, with no front yard instead of 15' and whose rear yard will be 20' instead of 30' on premises at 3443 W. Harrison Street and for the establishment of an off-site accessory parking lot for 11 private passenger automobiles, whose front yard will be 12 feet instead of 15 feet, on premises at 3442 W. Flournoy Street, granted by the Zoning Board of Appeals on July 19, 1996, in Cal. Nos. 251 96-Z and 253-96-Z, respectively.

Mr. Ash stated that the applicant has been delayed in obtaining a building permit because it is taking them more time than they had anticipated to raise the necessary funds to commence construction of the aforesaid church building and that a question in the design of the floor plan of the proposed church building has arisen which necessitates the requested extension of time.

Chairman Spingola moved that the request be granted and the time for obtaining building permits be extended to July 19, 1997. The motion prevailed by yeas and nays as follows:

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

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APPLICANT: Commuity Counseling Centers of Chicago

CAL. NO. 373-95-A

APPEARANCES FOR: Gregory H. Furda

MAP NO. 11-G

APPEARANCES AGAINST: John J. Pikarski, Jr., Stephen Malato

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 1447 W. Montrose Avenue

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

ACTION OF BOARD--

CASE CONTINUED TO
MARCH 21, 1997.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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APPLICANT: Channing C. M. Lan

CAL. NO. 430-96-Z

APPEARANCES FOR:

MAP NO. 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 17, 1997

PREMISES AFFECTED- 269 W. 22nd Place

SUBJECT- Application to vary the requirements of 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
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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APPLICANT: Dennis Huffman **CAL. NO.** 435-96-Z
APPEARANCES FOR: Gary I. Wigoda, Dennis Huffman **MAP NO.** 1-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
November 15, 1996 and
January 17, 1997
PREMISES AFFECTED- 1659 W. Erie Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
		X	
X			
X			
		X	
X			

THE RESOLUTION:

WHEREAS, Dennis Huffman, owner, on September 27, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1st floor addition above an attached garage at the rear of a 2-story with basement single-family dwelling, with no rear yard instead of 15 feet, on premises at 1659 W. Erie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 27, 1996, 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 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on November 15, 1996 and January 17, 1997 after due notice thereof by publication in the Chicago Sun-Times on October 28, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 24' x 70' lot improved with a newly-constructed 2-story with basement single-family dwelling with the proposed addition completed; that on July 31, 1996, the City Council rezoned the subject site from R3 to R5 General Residence zoning specifically for the said residential building; that the applicant seeks to legalize the 1st floor addition above the attached garage at the rear of the existing single-family dwelling; that testimony was presented on the application at the Board's meeting on November 15, 1996 and was continued to the instant meeting upon the Board's own motion for additional testimony; that the transcript of the November 15, 1996 proceedings are hereby made part of the record in this hearing; that testimony presented indicates that an Exception was granted by the Office of the Zoning Administrator allowing the construction of the aforesaid single-family dwelling at the subject site and that a permit issued for the construction; that plans submitted indicated a family room above the existing garage but was not included in the granting of the Exception; 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 in that the proposed family room addition above the existing garage is necessary to increase the marketability of the existing

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Cal. No. 435-96-Z

single-family dwelling; that the plight of the owner is due to the shallow depth of the subject lot which necessitates the rear yard variation requested in order to provide the additional family room space; that the variation, if granted, will not alter the essential character of the locality in that it will be compatible with approximately 7 other rear garages in the block which do not comply with the rear yard requirements of the zoning ordinance; 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 a variation be and it hereby is granted to permit the erection of a 1st floor addition above an attached garage at the rear of a 2-story with basement single-family dwelling, with no rear yard instead of 15 feet, on premises at 1659 W. Erie Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

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

The motion prevailed and the Board adjourned to meet in regular meeting on February 21, 1997.



Secretary