

**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, July 18, 1997.

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

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

MINUTES OF MEETING

July 18, 1997

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on June 20, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

MINUTES OF MEETING

July 18, 1997

Cal. No. 2-97-Z

Joseph P. Gattuso, for Frederick Phillips, applicant, presented a written request to amend the resolution granted by the Zoning Board of Appeals, on January 17, 1997, in Cal. No. 2-97-Z permitting 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.

Mr. Gattuso stated that since the date of the above-captioned resolution, his client has acquired the property to the north of the original subject property, known as 1310 N. Cleveland Avenue. His client's original intention in acquiring this third lot was to modify the plan submitted to the Board in Cal. No. 2-97-Z and construct 3 townhomes on the expanded site. A variation application requesting the same 3 foot front, side and rear yards was filed with the Board on June 13, 1997 and is scheduled for hearing at the August 15, 1997 meeting. Mr. Gattuso further stated that his client's actual need at this point is for a resident for moderate for himself. Therefore, rather than the original plan or the modified townhouse plan, his wishes to construct a single-family dwelling on a portion of the subject property measuring 57.5 feet along N. Cleveland Avenue, as depicted on a new site plan submitted. This parcel would have a lot area of 1,653.125 square feet, with consequent front, side and rear yard requirements of 6.90, 5.75 and 30 feet respectively. Mr. Phillips' intention would be to reserve the remainder of the property to the north, which would then be an almost rectangular lot with 28.5 frontage feet, for future development. Mr. Phillips now proposed to construct a 3 and 4-story single-family dwelling on the 57.5 foot wide parcel, with front, side and rear yard setbacks of 3 feet each instead of the requirements noted above. The only change between this proposal and that which was approved by the Board in Cal. No. 2-97-Z is that the area of the subject lot has been changed from 1834 square feet to 1653.125 square feet.

Chairman Spingola moved that the request be granted and the resolution granted in Cal. No. 2-97-Z be amended as follows:

Lines 8 and 7 from the bottom of page 4 of the minutes be amended to read "General Residence District; that the subject site is an unimproved 1653.125 square feet triangular shaped lot; that the applicant proposes to erect a 3 and 4-story single-family dwelling at the subject site; that the property..."

Lines 4 and 3 from the bottom of page 5 of the minutes be amended to read "...granted to permit the erection of a 3 and 4-story single-family dwelling on a triangular lot, whose front, side and rear yards will be 3' each instead of 6.90', 5.75' and 30', respectively, on premises at 1306-08 N. Cleveland Avenue, upon condition...."

That upon approval of this request, Mr. Phillips will withdraw the variation application filed on June 13, 1997 for the entire parcel.

The motion prevailed with yeas and nays as follows:

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

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

APPLICANT: All Nations United Pentecostal Church **CAL. NO.** 149-97-Z
APPEARANCES FOR: Lauren Robinson, Rev. Susie Smith **MAP NO.** 22-F
APPEARANCES AGAINST: Jesse Baker, et al. **MINUTES OF MEETING**
 July 18, 1997
PREMISES AFFECTED-- 8700 S. Union Avenue

NATURE OF REQUEST-Application under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 149-seat church building, whose front yard will be 10', whose north side yard will be 6.5', and whose south side yard will be 11' instead of 20', 15', and 15', respectively.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 18, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 50.07' x 132.88' unimproved lot located on the southwest corner of W. 87th Street and S. Union Avenue; that the applicant proposes to erect a 1-story 149-seat church building, a permitted use in this R2 Single-Family Residence district; 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 in order to locate the proposed church building as far away as possible from neighboring residential structures without sacrificing building space needed to meet the program requirements of the church; that the plight of the owner is due to the desire to locate the proposed church building away from neighboring residential buildings; that the proposed church will be compatible with existing residential improvements in the area and that the variation, if granted, will not alter the essential character of neighborhood; it is therefore

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

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

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

APPLICANT: All Nations United Pentecostal Church **CAL. NO.** 150-97-S
APPEARANCES FOR: Lauren Robinson, Rev. Susie Smith **MAP NO.** 22-F
APPEARANCES AGAINST: Jesse Baker, et al. **MINUTES OF MEETING**
 July 18, 1997
PREMISES AFFECTED-- 8710 S. Union Avenue

NATURE OF REQUEST-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 14 private passenger automobiles, in an R2 Single-Family Residence District, to satisfy the parking requirement for a proposed 149-seat church at 8700 S. Union Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 18, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 37.05' x 132.88' unimproved lot; that the applicant proposes to establish an off-site accessory parking lot for 14 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 proposed 149-seat church to be located at 8700 S. Union Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot 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 neighborhood and with landscaping and decorative solid wood screen fencing will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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

(Additional conditions follow on page 45a.)

MINUTES OF MEETING

July 18, 1997

Cal. No. 150-97-S

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

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

That decorative solid wood fencing shall be erected on the north property line to screen the parking lot from abutting residential property;

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

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

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

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

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

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

APPLICANT: All Nations United Pentecostal Church **CAL. NO.** 151-97-Z
APPEARANCES FOR: Lauren Robinson, Rev. Susie Smith **MAP NO.** 22-F
APPEARANCES AGAINST: Jesse Baker, et al. **MINUTES OF MEETING**
July 18, 1997
PREMISES AFFECTED-- 8710 S. Union Avenue

NATURE OF REQUEST-Application for a special use under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the establishment of an off-site accessory parking lot for 14 private passenger automobiles, with no front yard instead of 20'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on April 18, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that on July 18, 1997, the Board approved the establishment of an off-site accessory parking lot for 14 private passenger automobiles at the subject site to satisfy the parking requirement for a 1-story church building to be erected at 8700 S. Union Avenue, in Cal. No. 150-97-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 the front yard variation requested is necessary to fully maximize the use of the subject lot for the parking of 14 automobiles; that the plight of the owner is due to the code requirement of a 20 feet front yard in a residential district; that with decorative solid wood fencing and landscaping as a buffer between the proposed parking lot and residential properties to north and west, the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Harmon Murphy

CAL. NO. 170-97-S

APPEARANCES FOR: Lawrence M. Lusk, Harmon Murphy

MAP NO. 1-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 1810 W. Hubbard Street

NATURE OF REQUEST-Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a junk yard in conjunction with an automobile parts and general recycling business, in an M2-4 General Manufacturing District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on April 18, 1997; and

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

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

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

That fencing shall be installed consistent with Section 4-160-100 of the City of Chicago Municipal Code;

That the proposed use shall be operated at all times in compliance with the performance standards established in Article 10 of the zoning ordinance.

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

APPLICANT: Human Resources Development Institute, Inc. **CAL. NO.** 171-97-S

APPEARANCES FOR: Emory Smith **MAP NO.** 4-H

APPEARANCES AGAINST: Leticia Madrigal, et al. **MINUTES OF MEETING**
July 18, 1997

PREMISES AFFECTED-- 2207 W. 18th Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for up to 30 adult males who are addicted to alcohol and other drugs in a 2-story brick building, in an R4 General Residence District.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 19, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Whiteco Outdoor Advertising

CAL. NO. 180-97-A

APPEARANCES FOR: Robert J. Weber

MAP NO. 3-F

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 1997

PREMISES AFFECTED- 21 - 31 W. Division Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 19, 1997.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Thomas P. Shouse **CAL. NO.** 229-97-Z
APPEARANCES FOR: Mark Kupiec, Thomas P. Shouse **MAP NO.** 7-O
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997
PREMISES AFFECTED-- 3119 N. Octavia Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 25' x 36' addition to a 1-story brick single family dwelling, whose north side yard will be 1.17' and whose south side yard will be 7.6' instead of combined yards of 9.99' and neither side yard less than 3.33' and whose maximum floor area ratio will be 0.54 instead of 0.50.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: Alan & Debbie Gluck

CAL. NO. 230-97-Z

APPEARANCES FOR: Alan Gluck

MAP NO. 15-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 6151 N. Drake Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition to a 1 & 2 story brick single family dwelling, whose north side yard will be 3' and whose south side yard will 9.19' instead of combined side yards of 12' with neither side yard less than 4' and whose maximum floor area ratio will be not more than 0.65' instead of 0.50.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997: and

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

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

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

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

APPLICANT: Luis Gutierrez **CAL. NO.** 231-97-Z
APPEARANCES FOR: Juan M. Vasquez, Luis Gutierrez **MAP NO.** 6-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997
PREMISES AFFECTED-- 2815 S. Springfield Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story 38.16' x 23.20' addition to a 1½ story brick single family dwelling, whose front yard will be 12.13' instead of 20' and whose north side yard will be 0.56' instead of 3'.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 30' x 125' lot improved with a 1 ½ story brick single-family dwelling; that the applicant proposes to erect a 38.16' x 23.20' dormer addition to said building consisting of 2 bedrooms, a bath and a kitchen facility; that the Board finds that the proposed addition constitutes a 2nd dwelling unit; that in the R3 district 2,500 square feet of lot area is required for each dwelling unit. in this case 5,000 square feet of lot area is required for two dwelling units; that the subject lot is only 3,750 square feet in area; that the Board has no authority to grant the variation requested; it is therefore

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

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

APPLICANT: Metzler/Hull Development Co.

CAL. NO. 232-97-Z

APPEARANCES FOR: Jack George, Jay Metzler

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 1930 N. Howe Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story single family dwelling, whose front yard will be 7.5' instead of 15' and with no north side yard and whose south side yard will be 1' instead of 2.2' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997: and

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

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

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

CORRECTED RESOLUTION

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

APPLICANT: Metzler/Hull Development Co.

CAL. NO. 233-97-Z

APPEARANCES FOR: Jack George, Jay Metzler

MAP NO. 5-F

APPEARANCES AGAINST: None

MINUTES OF MEETING

July 18, 1997

PREMISES AFFECTED-- 1932 N. Howe Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story single family dwelling, whose front yard will be 7.5' instead of 15' and with no south side yard and whose north side yard will be 1' instead of 2.2' each.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: John A. Stuercke **CAL. NO.** 234-97-Z
APPEARANCES FOR: Mark Kupiec, John A. Stuercke **MAP NO.** 5-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997
PREMISES AFFECTED-- 2028 W. Shakespeare Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, partly in an R3 General Residence District and partly in a B4-2 Restricted Service District, the erection of a 2nd story addition and a 3-story addition to the rear of a 1½ story brick single family dwelling, with no west side yard and whose east side yard will be 2.67' instead of 7.6' each.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: J & Z Enterprises, Inc. **CAL. NO.** 235-97-Z
APPEARANCES FOR: Mark Kupiec, Casey Zubek **MAP NO.** 3-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1101-09 N. Wolcott Avenue July 18, 1997

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 5 dwelling unit townhouse building, whose west front yard will be 1.39' instead of 5.8', whose south side yard will be 3.5' instead of 7.5' and whose east rear yard will be 11' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: Sean Derrig **CAL. NO.** 236-97-Z
APPEARANCES FOR: Howard Kilberg, Sean Derrig **MAP NO.** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997
PREMISES AFFECTED-- 4102-28 N. Kenmore Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 40 dwelling unit building, with no front yard instead of 15' and whose side yards will be 1' each instead of 20' each.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: D2 Holdings Corporation

CAL. NO. 237-97-Z

APPEARANCES FOR: David Kleiman

MAP NO. 2-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 547 S. Clark Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-6 Commercial-Manufacturing District, the conversion of an existing 14-story building to retail stores and 62 dwelling units, with no provision for one required loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That two parking spaces within the parking area shall be designated as reserved for guest parking.

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

APPLICANT: 4036 N. Clark Street Corp. **CAL. NO.** 238-97-Z
APPEARANCES FOR: Christina Bratto, Theodore Wynn **MAP NO.** 11-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 4036-58 N. Clark Street July 18, 1997

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 22 dwelling unit townhouse building on an irregular shaped lot, whose front yard will be 3' instead of 15', whose south side yard will be 16' instead of 20' and with no rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That garbage removal shall be by a private scavenger service.

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

APPLICANT: Juanita Bradley

CAL. NO. 239-97-Z

APPEARANCES FOR: Juanita Bradley

MAP NO. 18-C

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 7614 S. Oglesby Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 23' x 43' dormer addition and a 1-story rear breezeway addition to a 1-story brick single-family dwelling, whose front yard will be 16' instead of 20', whose side yards will each be 3.5' instead of combined side yards of 9' and whose maximum floor area ratio will be 0.65 instead of 0.50.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: Barry Grennview L.L.C. **CAL. NO.** 240-97-Z
APPEARANCES FOR: Jack Guthman, Robert Berliner **MAP NO.** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 July 18, 1997
PREMISES AFFECTED-- 1454-56 W. Barry Avenue / 3101-13 N. Greenview Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail District, the erection of a 3rd story addition with five 4th floor roof deck stairwells to an existing 2-story brick building all of which will contain retail space and 5 dwelling units, whose west front yard will be 4.67' instead of 6' and with no east rear yard instead of 30'.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That ingress and egress to the building's interior parking shall be via the public alley abutting the site.

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

APPLICANT: Colman Connolly

CAL. NO. 241-97-Z

APPEARANCES FOR: Maureen Pikarski, Colman Connolly

MAP NO. 7-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 2314 W. Diversey Avenue

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 2-dwelling unit building, whose front yard will be 10' instead of 20', whose side yards will be 2.5' each instead of 3' each, and whose lot area is 3,125 sq. ft. instead of 3,300 sq.ft.

ACTION OF BOARD-

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: Todd Bauer **CAL. NO.** 242-97-S
APPEARANCES FOR: Patrick T. Brankin, Todd Bauer **MAP NO.** 3-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1551-53 W. Chestnut Street July 18, 1997

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in the conversion of a 2-story brick business building to a single family dwelling, in a B2-2 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: Vernon Park Church of God
APPEARANCES FOR: Charles Sawyer, Wilson Hicks
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 8953-61 S. Stony Island Avenue

CAL. NO. 243-97-S
MAP NO. 22-C
MINUTES OF MEETING
 July 18, 1997

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 36 private passenger automobiles, in a B4-2 Restricted Service District, to serve an existing church located at 9011 S. Stony Island Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That the parking lot shall be improved and maintained pursuant to the Board's Resolution, Cal. No. 138-93-S, previously approved for the subject site on April 16, 1993 and fully adopted for the record in this case;

That landscaping shall be installed consistent with the plan prepared by Group Design Associates, Inc and dated July 18, 1997.

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

APPLICANT: Community Housing Partners, III, L.P. **CAL. NO.** 244-97-S

APPEARANCES FOR: Leslie Jones, Brian K. Smith **MAP NO.** 16-F

APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997

PREMISES AFFECTED-- 6632 S. Stewart Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 8 private passenger automobiles, in an R4 General Residence District, to serve a multiple dwelling unit building at 6642-56 S. Stewart Avenue.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

(Additional conditions follow on page 18a)

MINUTES OF MEETING

July 18, 1997

Cal. No. 244-97-S

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

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

That decorative wrought-iron type metal fencing and 5' high chain link fencing and landscaping shall be provided as shown on the site plan prepared by Landon Architects Ltd, dated April 24, 1997;

That ingress shall be from S. Stewart Avenue and egress shall be via driveway onto W. 66th Place in accordance with the amended site plan; that the driveways shall be constructed in accordance with all applicable ordinances;

That the alley abutting the site to the west shall not be used for ingress nor for egress;

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

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

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

APPLICANT: Community Housing Partners, III, L.P. **CAL. NO.** 245-97-S
APPEARANCES FOR: Leslie Jones, Brian K. Smith **MAP NO.** 16-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 7049-53 S. Eggleston Avenue July 18, 1997

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 21 private passenger automobiles, in an R4General Residence District, to serve a multiple dwelling unit building at 7056-58 S. Eggleston Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

(Additional conditions follow on page 19a)

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

MINUTES OF MEETING

July 18, 1997

Cal. No. 245-97-S

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, properly graded to drain to a sewer or sewer located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

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

That decorative wrought-iron type fencing and 5' high chain link fencing and landscaping shall be provided as indicated on the site plan prepared by Landon Architects Ltd., dated April 24, 1997;

That ingress and egress shall be from S. Eggleston Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the public alley abutting the site to the east;

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

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

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

APPLICANT: Community Housing Partners, III, L.P. **CAL. NO.** 246-97-S

APPEARANCES FOR: Leslie Jones, Brian K. Smith **MAP NO.** 18-F

APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997

PREMISES AFFECTED-- 7149 S. Eggleston Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 7 private passenger automobiles, in an R4 General Residence District, to serve a multiple dwelling unit building at 7150 S. Eggleston Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

(Additional conditions follow on page 20a)

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

MINUTES OF MEETING

July 18, 1997

Cal. No. 246-97-S

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

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

That decorative wrought-iron type metal fencing and 5' high chain link fencing and landscaping shall be provided as indicated on the site plan prepared by Landon Architects, Ltd., dated April 24, 1997;

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

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

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

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

APPLICANT: Patrick Carroll

CAL. NO. 247-97-S

APPEARANCES FOR: John J. Buchanan, Patrick Carroll

MAP NO. 26-A

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 3943 E. 106th Street

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for private passenger automobiles on an existing gas station lot, in a B3-1 General Retail District, to serve a banquet facility at 4001 E. 106th Street.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

(Additional conditions follow of Page 21a.)

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

MINUTES OF MEETING

July 18, 1997

Cal. No. 247-97-S

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

That the lot shall be enclosed by decorative wrought-iron type metal fencing on the north and east lot lines, excepting the driveways; that a decorative solid wood fence shall be erected on the south lot line to screen the proposed parking lot from residential properties located south across an alley from the subject site;

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

That ingress and egress shall be from E. 106th Street and S. Avenue C; that there shall be no ingress nor egress via the alley abutting the site to the south; that the driveways shall be constructed in accordance with applicable ordinances;

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

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

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

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

APPLICANT: KRMB Limited Partnership

CAL. NO. 248-97-S

APPEARANCES FOR: William Miceli

MAP NO. 10-D

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 4545 S. Cottage Grove Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 25 private passenger automobiles, in a C1-3 Restricted Commercial District, to satisfy the parking requirement for a multiple dwelling unit building located at 811 E. 46th Street.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

(Additional conditions follow on page 22a)

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

MINUTES OF MEETING

July 18, 1997

Cal. No. 248-97-S

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

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

That striping and lighting shall be provided;

That ingress shall be from S. Cottage Grove Avenue and egress shall be via the alley abutting the site to the east provided a waiver of the alley barrier requirement is obtained from the City Council;

That the S. Cottage Grove driveway shall be constructed in accordance with applicable ordinances;

That landscaping shall be installed as shown on the site plan prepared by Phillip Kupritz & Associates, dated September 17, 1996;

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: Apostolic Church of God

CAL. NO. 249-97-S

APPEARANCES FOR: William Miceli

MAP NO. 14-D

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 6400 S. Kenwood Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 33 private passenger automobiles, in an R5General Residence District, to serve a church located at 6320 S. Dorchester Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

(Additional conditions follow on page 23a.)

MINUTES OF MEETING

July 18, 1997

Cal. No. 249-97-S

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

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

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

That ingress and egress shall be from E. 64th Street; that the driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the west shall not be used for ingress nor for egress;

That landscaping shall be installed as shown on the site plan prepared by Ray/Dawson P.C., dated September 18, 1996;

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

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

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

APPLICANT: Walgreens Corporation **CAL. NO.** 250-97-S
APPEARANCES FOR: Mary B. Koberstein, Sherwood Blitstein **MAP NO.** 24-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
July 18, 1997
PREMISES AFFECTED-- 1601-33 W. 95th Street

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

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That all ingress and egress to and from the facility shall be determined by the City of Chicago Department of Transportation;

That lighted directional signs shall be provided;

That landscaping, decorative wrought-iron-type metal fencing and street trees shall be installed in substantial compliance with the plans prepared by Hirsch and Associates, dated July 14, 1997.

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

APPLICANT: McDonald's Corp. / Amoco Oil Corp. **CAL. NO.** 251-97-S
APPEARANCES FOR: Marc C. Porter **MAP NO.** 3-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
 July 18, 1997
PREMISES AFFECTED-- 5133 W. North Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed McDonald's Restaurant and Amoco Filling Station, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997: and

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

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

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

That ingress to and egress from the McDonald's restaurant drive-through facility shall be from driveways located on N. Leamington Avenue, W. North Avenue and N. Laramie Avenue;

That lighted directional signs shall be erected at the established entrances and exits; that a "Right Turn Only" sign shall be erected at the N. Leamington Avenue exit;

(Additional conditions follow on page 25a.)

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

MINUTES OF MEETING

July 18, 1997

Cal. No. 251-97-S

That landscaping and decorative wrought-iron type metal fencing shall be provided consistent with the plan prepared by Burnridge, Cassell and Associates, dated July 18, 1997; that a 6 feet high decorative solid wood fence shall be provided on the south property line to screen the facility from residential property located across a public alley;

That there shall be no overhead music speakers on the premises and that restaurant voice boxes shall be directed away from the residential district located south of the subject site.

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

APPLICANT: Henry Woo
APPEARANCES FOR: Howard Kilberg, Henry Woo
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 747 W. Wrightwood Avenue

CAL. NO. 252-97-S
MAP NO. 7-F
MINUTES OF MEETING
 July 18, 1997

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 4-story 6 dwelling unit townhouse building, in a B2-3 Restricted Retail District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That the proposed development shall be consistent with the drawings prepared by the Ross Group and the development agreement entered into with the Park West Neighborhood Organization.

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

APPLICANT: Henry Woo
APPEARANCES FOR: Howard Kilberg, Henry Woo
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 747 W. Wrightwood Avenue

CAL. NO. 253-97-Z
MAP NO. 7-F
MINUTES OF MEETING
 July 18, 1997

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 3-story addition above an existing 1-story brick garage building all of which will contain 6 townhouse dwelling units, with no front, side, and rear yards instead of 13.92', 4.8' each, and 30', respectively, and with no provision for one required loading berth.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

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

APPLICANT: Calin Paunescu

CAL. NO. 254-97-A

APPEARANCES FOR: None

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 1997

PREMISES AFFECTED- 1806 N. Wilmot Avenue

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

ACTION OF BOARD--

CASE DISMISSED FOR
WANT OF PROSECUTION.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

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

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

APPLICANT: Koffi Cisse **CAL. NO.** 255-97-A
APPEARANCES FOR: Koffi Cisse **MAP NO.** 18-1
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 1997
PREMISES AFFECTED- 7815 S. Kedzie Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

	AFFIRMATIVE	NEGATIVE	ABSENT
X			
X			
X			
X			

THE RESOLUTION:

WHEREAS, Koffi Cisse, for Chui Sheung Moy, owner, on May 5, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick multi-store and apartment building, in a B2-1 Restricted Retail District, on premises at 7815 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997; 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 improved with a 2-story brick multi-store and apartment building; that the appellant is seeking to establish a beauty salon specializing in hair braiding in a vacant store in the subject store building; that the appellant will be the manager of the proposed beauty salon operation; that the subject store premises was previously occupied by a beauty salon; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick multi-store and apartment building, on premises at 7815 S. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Debra R. Parker **CAL. NO.** 256-97-A

APPEARANCES FOR: Debra R. Parker **MAP NO.** 14-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 1997

PREMISES AFFECTED- 5542 S. Racine Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Debra R. Parker, for Flint Parker, owner, on May 13, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick store building, in a B2-1 Restricted Retail District, on premises at 5542 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997; 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 finding of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant seeks to establish a beauty salon in the subject store premises; that the subject store was previously occupied by a wholesale and retail meat market which ceased operating a year ago; that licensing requirements have caused the case to be filed; that the change of use from a wholesale and retail meat market, a B4 use, to a beauty salon, a B4 use, is a proper substitution of non-conforming use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 5542 S. Racine Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Lilia Rodriguez

CAL. NO. 257-97-A

APPEARANCES FOR: Lilia Rodriguez

MAP NO. 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 1997

PREMISES AFFECTED- 911 N. Ashland Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Lilia Rodriguez, for Mike, owner, on May 13, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick store building, in a B2-2 Restricted Retail District, on premises at 911 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 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 July 18, 1997; and

WHEREAS, the district maps show that the premises is located in a B2-2 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 B2-2 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the applicant proposes to establish a beauty salon in the subject store premises; that the subject store was previously occupied by a beauty salon which ceased operation in early 1997; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 911 N. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P. M., Monday through Saturday; 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: Lena McCarter

CAL. NO. 258-97-A

APPEARANCES FOR: None

MAP NO. 2-K

APPEARANCES AGAINST: None

MINUTES OF MEETING:
July 18, 1997

PREMISES AFFECTED- 140 S. Kildare Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Petar Isirov
APPEARANCES FOR: Joseph P. Gattuso, Petar Isirov
APPEARANCES AGAINST: None
PREMISES AFFECTED- 2724-28 W. Lunt Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 259-97-A

MAP NO. 17-1

MINUTES OF MEETING:
July 18, 1997

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Jerzy Kenar

CAL. NO. 260-97-S

APPEARANCES FOR: Thomas J. Murphy

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1001 N. Wolcott Avenue

July 18, 1997

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 19, 1997.

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

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

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

APPLICANT: Andrew Lesny **CAL. NO.** 261-97-A
APPEARANCES FOR: Andrew Lesny **MAP NO.** 11-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
July 18, 1997
PREMISES AFFECTED- 4243 N. Mobile Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Andrew Lesny, owner on May 23, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a 3rd dwelling unit in a 2-story brick building originally permitted for 2 dwelling units, in an R2 Single-Family Residence District, on premises at 4243 N. Mobile Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997; and

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

WHEREAS, that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 40' x 299' lot improved with a 2-story with basement brick building; that City records indicate that the subject building's original permit allowed for the erection of a 2 dwelling unit building pursuant to permit B#714069 issued on August 18, 1989; that the appellant purchased the subject property in January, 1990 and proceeded to finish the construction work remaining on the building; that the subject site was rezoned by the City Council on July 31, 1990 from R3 General Residence to R2 Single-Family Residence; that the appellant now seeks to legalize a 3rd dwelling unit in the basement that he testified was in the building when he purchased it; that the Board finds that due to the site's present single-family zoning it has no authority to permit the use requested; that the appellant needs to have his lot rezoned to the original R3 zoning classification which would then permit 3 dwelling units at the 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: William Morrissey **CAL. NO.** 262-97-S
APPEARANCES FOR: William Hennessy, William Morrissey **MAP NO.** 5-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1946 N. Mohawk Street July 18, 1997

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking space in a 2 car garage on the rear of the lot, in an R5 General Residence District, to satisfy the parking requirement for the establishment of a 4th dwelling unit in an existing building at 1948 N. Mohawk Street.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R5 General Residence District; that on August 20, 1993, the Board denied the applicant's special use application for the approval of the location and the establishment of an off-site accessory parking space on the rear of the lot at the subject site to satisfy the parking requirement for the establishment of a dwelling unit in the garden level of an existing 4-story 3-dwelling unit building at 1948 N. Mohawk Street, in Cal. No. 161-97-S; that the subject site is improved with a 2 ½ story residential building on the front of the lot which is additionally improved with a 2-car garage on the rear of the lot; that the Board finds that no new testimony was presented that would alter the Board's previous decision; that the Board reaffirms its previous decision that no evidence was presented that would indicate that the standards for a special use, Section 11.10-4 of the zoning ordinance, have been met in this case; that although the appellant may still have an economic viability problem with his property at 1948 N. Mohawk Street, this is still not a standard for the granting of a special use application; that no further testimony was presented that the proposed special use is necessary for the public convenience at this location; that no public need exists in this case and that the public health, safety and welfare would not be protected by the granting of a special use merely because one may not receive a reasonable return from their property; that a special use is considered to be a unique use with unique characteristics and that none exist in this case; it is therefore

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

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

APPLICANT: All Power of God Church

CAL. NO. 263-97-S

APPEARANCES FOR: Many Cardenas, Miriam Montalro

MAP NO. 11-L

APPEARANCES AGAINST: Patrick J. Levar, Ed Winfield

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 4252 N. Cicero Avenue

NATURE OF REQUEST-- Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 150-seat church in a 1-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

APPLICATION DENIED.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on June 30, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick building; that the applicant proposes to establish a 150-seat church at the subject site; that the applicant church presently have 50 members and is currently located at 4601 N. Lawndale Avenue ; that no evidence was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the subject site is on a major commercial arterial street with a heavy volume of traffic and many large retail and service -type business improvements; that the establishment of a church at this location is not compatible with the existing business character of N. Cicero Avenue and would inhibit future business development in the area; it is therefore

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

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

APPLICANT: The Universal Church

CAL. NO. 264-97-S

APPEARANCES FOR: David I. Addis

MAP NO. 9-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 2800 W. Belmont Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
SEPTEMBER 19, 1997.

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

AFFIRMATIVE	NEGATIVE	AUSENT
X		
X		
X		
X		

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

APPLICANT: The Universal Church

CAL. NO. 265-97-S

APPEARANCES FOR: David I. Addis

MAP NO. 9-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 3220-22 N. California Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 13 private passenger automobiles on leased land, in a C1-1 Restricted Commercial District, to fulfill the parking requirement for a proposed church in an existing building at 2800 W. Belmont Avenue

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 19, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: The Universal Church

CAL. NO. 266-97-S

APPEARANCES FOR: David I. Addis

MAP NO. 9-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 3241 N. California Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the leasing of an existing parking lot, in an M1-1 Restricted Manufacturing District, to fulfill the parking requirement for a proposed church in an existing building at 2800 W. Belmont Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 19, 1997.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: The Universal Church

CAL. NO. 267-97-Z

APPEARANCES FOR: David I. Addis

MAP NO. 9-I

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 3241 N. California Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, an existing business's required parking spaces to be used collectively asrequired parking for a proposed church at 2800 W. Belmont Avenue.

ACTION OF BOARD--

CASE CONTINUED TO
SEPTEMBER 19, 1997.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Dominick Geraci

CAL. NO. 268-97-Z

APPEARANCES FOR: Edward Czadowski, Dominick Geraci

MAP NO. 3-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
July 18, 1997

PREMISES AFFECTED-- 1452 W. Cortez Street

NATURE OF REQUEST-- Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the 3rd floor dormering of a 2-story frame 3-dwelling unit building on the rear of the lot additionally improved with a 3-story frame 3 dwelling unit building on the front of the lot, whose west side yard will be 1.83' and whose east side yard will be 2.33' instead of 6' each and with no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on June 30, 1997; and

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

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

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

That the approval granted herein is conditioned upon the applicant first having the subject site rezoned from the current R6 General Residence to R3 General Residence.

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

APPLICANT: Community Counseling Center of Chicago **CAL. NO.** 373-95-A

APPEARANCES FOR: Gregory H. Furda **MAP NO.** 11-G

APPEARANCES AGAINST: John J. Pikarski, Jr., Steven Malato **MINUTES OF MEETING:**
July 18, 1997

PREMISES AFFECTED- 1447 W. Montrose Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 17, 1997.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

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

MINUTES OF MEETING

July 18, 1997

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting August 15, 1997.


Secretary