

**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, on Friday, December 19, 1997.

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

December 19, 1997

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on November 21, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

MINUTES OF MEETING

December 19, 1997

Cal. No. 25-97-S

William J. Hennessy, for The Safer Foundation, applicant, presented a written request for an extension of time in which to commence the establishment of a Correctional Institution (community work-release center for non-violent offenders) in a proposed 1 and 2-story building, on premises at 1101-21 S. Francisco Avenue / 1100-20 S. Mozart Street / 2835-59 W. Fillmore Street, approved by the Board on January 17, 1997, in Cal. No. 25-97-S.

Mr. Hennessy stated that the request for an extension of time is necessary due to the State of Illinois not having yet fully funded and, therefore, not yet executed the contract with the applicant for its operation of the said correctional institution. Mr. Hennessy further stated that he believes the State of Illinois will execute the said contract in December, 1997 or the early part of 1998.

Chairman Spingola moved that the request be granted and the time for establishing the aforesaid correctional institution be extended to January 17, 1999. The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

December 19, 1997

Cal. No. 137-89-S

Linda Johnson Rice, for Johnson Publishing Company, Inc., applicant, presented a written request to amend the resolution approved by the Zoning Board of Appeals on June 16, 1989, in Cal. No. 137-89-S for the approval of the location and the establishment of public parking in an existing accessory parking structure, in a C3-6 Commercial-Manufacturing District, on premises at 61 E. 8th Street.

Ms. Rice requested that the resolution be amended to read that the parking garage facility will contain 62 parking spaces for public parking and 120 spaces for accessory employee parking instead of 80 spaces for public parking and 100 spaces for accessory employee parking. The amendment request is necessitated by an increased number of employees at Johnson Publishing Company, Inc.

Chairman Spingola moved that the request be granted and that the resolution in Cal. No. 137-89-S be amended at follows:

That lines 12 and 11 from the bottom of page 17 of the minutes be amended to read
"...office located at 820 S. Michigan Avenue to a parking facility containing 62 parking spaces for public parking and retaining 120 parking spaces as accessory parking for the applicant...."

The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: John Ruffin

CAL. NO. 358-97-S

APPEARANCES FOR: Donald Hodgkinson, John Ruffin

MAP NO. 4-J

APPEARANCES AGAINST: None

MINUTES OF MEETING

December 19, 1997

PREMISES AFFECTED-- 1456-58 S. Hamlin 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, in an R4 General Residence District, to satisfy the parking requirement for 13 dwelling units in an existing building located at 1451-53 S. Avers 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 meetings held on December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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; 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 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 43a.)

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

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December 19, 1997

Cal. No. 358-97-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 with decorative wrought iron type metal fencing on the west, south and east lot lines, excepting the driveway, and a 6 feet high solid wood fence on the north lot line to screen the 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 N. Hamlin Avenue; 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 plan prepared by Architecture Prime, dated October 17, 1997;

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

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

APPLICANT: John Ruffin **CAL. NO.** 359-97-Z
APPEARANCES FOR: Donald Hodgkinson, John Ruffin **MAP NO.** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1456-58 S. Hamlin Avenue December 19, 1997

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the establishment of an off-site accessory parking lot for 13 private passenger automobiles, whose front yard will be 5 feet instead of 15 feet.

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 December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: GDH Investments, L.L.C.

CAL. NO. 374-97-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 5-G

APPEARANCES AGAINST George S. Bellas, Graham G. Grady

MINUTES OF MEETING

PREMISES AFFECTED-- 934-44 W. North Avenue

October 17, 1997 and
December 19, 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 retail uses in a proposed 2-story building, in Planned Manufacturing District #1.

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 meetings held on October 17, 1997 and December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is an irregular shaped 9,950 sq. ft. lot improved with a vacant 2 and 4 story brick commercial building located at the northeast corner of N. Sheffield Avenue and W. North Avenue; that on October 20, 1995, the Board approved the establishment of a retail sporting goods store at the subject site, in Cal. No. 302-95-S; that the subject site lies within an area designated as Planned Manufacturing District #1; that the Planned Manufacturing District is a balanced approach to industrial policy and land use planning on the city's north side, allowing for continued and coordinated industrial investment with an overall planning context sensitive to area wide commercial and residential needs; that the PMD is split into two sub-districts, the core area, which permits only manufacturing and related uses, and the buffer area, which permits manufacturing and related uses but also allows specified commercial and retail uses when approved by the Board as special uses; that the buffer area is designed and intended to promote development of uses compatible with the manufacturing/industrial uses existing in the core area; that the subject site is located within the buffer area; that the applicant proposes to construct a 2-story 35,000 sq. ft. building to contain a home furnishings store and a hardware store and storage space; that the proposed use is a use deemed viable by the marketplace and, as such, the proposed use is necessary for the public convenience at this location to provide retail uses dictated by the needs of the growing number of people living and working in the area; that the public health safety and welfare will be adequately protected in the design, location and operation of the proposed retail uses which will furnish adequate off-street parking to be located on site and at 955 W. Weed Street, as provided for in companion application No. 375-97-S; that the potential for land use conflicts and nuisances upon the surrounding land uses is minimal; that there is no

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December 19, 1997

Cal. No. 374-97-S

evidence that the establishment of the proposed retail uses would cause any loss of manufacturing jobs in the area; that the proposed retail stores will have no negative effect on the property values in the core area; that the proposed use will meet the off-street parking requirements of the PMD ordinance; that testimony presented indicates that both North Avenue and Sheffield Avenue are operating with sufficient excess capacity to accommodate the traffic demand generated by the proposed retail development; that the subject property was for sale for a few years with no competitive offers made by potential manufacturers; that the two proposed retail stores will be compatible with other uses in the buffer area; and that the establishment of the proposed uses will not cause substantial injury to the value of other property in the area and will not have a deleterious effect upon the manufacturing uses in the core area; 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 a minimum of 43 parking spaces are provided on site;

That 34 leased off-street parking spaces shall be located at 955 W. Weed Street, as provided for in companion application 375-97-S;

That there shall be adequate signage located on the outside of the retail store building stating that customer parking is available at 955 W. Weed Street;

That exit from the parking area is limited to right turns only.

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

APPLICANT: GDH Investments, L.L. C.

CAL. NO. 375-97-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 3-G

APPEARANCES AGAINST: George S. Bellas, Graham C. Grady

MINUTES OF MEETING

PREMISES AFFECTED-- 955 W. Weed Street

October 17, 1997 and
December 19, 1997

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 34 parking spaces in an existing parking lot, in an M2-5 General Manufacturing District, to fulfill the parking requirement for a proposed retail store at 934-44 W. North 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 meetings held on October 17, 1997 and December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on September 29, 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 December 19, 1997, the Board approved the establishment of retail uses in a proposed 2-story building, in Planned Manufacturing District #1, on premises at 934-44 W. North Avenue, in Cal. No. 374-97-S; that the applicant proposes to lease from Mid-City Parking, Inc. 34 parking spaces in the lot at the subject site; that the terms of the lease are effective retroactively from November, 1996 for a period of 10 years with three 5-year options; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for a proposed retail store building at 934-44 W. North Avenue; 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 is compatible with the existing use of the site as a parking lot and that the leasing of 34 parking spaces by the applicant 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: Community Counseling Centers of Chicago **CAL. NO.** 373-95-A
APPEARANCES FOR: Gregory H. Furda **MAP NO.** 11-G
APPEARANCES AGAINST: John J. Pikarski, Jr., Stephen H. Malato **MINUTES OF MEETING:**
December 19, 1997*
PREMISES AFFECTED- 1447 W. Montrose 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, Community Counseling Centers of Chicago, for Southern Human Services, Inc., owner, on November 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a professional office for providing counseling and psychotherapy services for children and their parents in a 1 and 2-story brick non-conforming business building, in an R3 General Residence District, on premises at 1447 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 20, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in an R3 General Residence District; that the subject site is a 12,000 sq. ft. lot improved with a 1 and 2-story brick non-conforming business building; that the subject site building was previously occupied by Southern Human Services, Inc. (SHS) which operated as an elementary and high school for children and adolescents not acceptable by the Chicago Public School system for behavioral reasons; that the students had severe and profound emotional and behavioral disabilities and other problems such as speech and language impairments and learning disabilities; that enrollment was about 80 students but a normal day had up to 25% absenteeism; that reading, writing and arithmetic was taught along with vocational training all of which required remedial methods due to the students' severe disabilities; that the school was accredited by the North Central Association and diplomas were issued to graduates by the Board of Education; that student referrals were primarily from the Board of

*Additional hearings were held by the board on December 15, 1995, March 15, 1996, June 21, 1996, October 18, 1996, January 17, 1997, March 21, 1997, April 18, 1997, May 16, 1997, July 18, 1997, October 17, 1997.

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

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Cal. No. 373-95-A

Education; that classes were held every day, except weekends; that a school year consisted of 181 regular 5 hour school days and 27 summer days; that student and parent counseling was provided after school hours by appointment; that about 80% of the funding came from the Board of Education; that the entire operation ceased in October, 1994 due to lack of funds from the Board of Education; that a building permit was issued to Southern Human Services on January 17, 1990, which stated their use was a business school; that the City Council rezoned the subject site from a B2-2 Restricted Retail District to an R3 General Residence District on October 5, 1994; that the appellant, Community Counseling Centers of Chicago (C4), entered into a lease with SHS on February 1, 1995 and established their use in the subject site building on April 1, 1995; that C4's brochure states that C4 is a community-based comprehensive mental health agency that provides a full range of outpatient mental health services to residents of Chicago; that the operation at the subject site consists of providing psychological testing and psychiatric evaluations and therapy to children up to 18 years old on an outpatient basis and providing their parents with parenting skills training; that C4 is mostly funded by the Department of Mental Health and Department of Children and Family Services; that no funding comes from the Board of Education; that no elementary or high school programs are provided at the site; and

WHEREAS, the appellant presented a comparative description of its operation with that of the previous SHS operation and seeks the Board's finding that the C4 operation as conducted at the subject site is similar to a professional or medical office use, a B2 use, and is a proper substitution of non-conforming use under Section 6.4-7 of the zoning ordinance; and

WHEREAS, the Board finds the following: that the previous use of the subject site building by Southern Human Services was approved as a business school in a B2-2 Restricted Retail District as evidenced by a building permit issued in 1990; that SHS was mostly funded by the Board of Education and operated as a grammar and high school facility for children with special needs; that the use was conducted on a school year basis which included a summer program; that students were off on all recognized school holidays and breaks; that the use was accredited by the North Central Association and diplomas were issued by the Board of Education; that the use ceased operation in October, 1994 for lack of Board of Education funding; that the SHS operation was that of an elementary and high school, a use permitted only in a Residence district; that although the building permit was issued for a use described as a business school, the SHS operation conducted in the subject building during the duration of their occupancy in a B2 district actually was that of an academic school permitted only in an R district and constituted an illegal use of the site and not a non-conforming use; that Section 6.4-7 of the zoning ordinance assumes that the previous use of the subject site was a legal non-conforming use; that Section 6.4-7 is not applicable in this case and that the appellant's use of the subject site building is a B2 use established after the property was rezoned to an R3 General Residence district and is in violation of the permitted uses in said district; 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: Heliodore Flores & Nollie Santiago* **CAL. NO.** 387-97-A
APPEARANCES FOR: Bernard I. Citron, Heliodore Flores, Nollie Santiago **MAP NO.** 8-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 1997
PREMISES AFFECTED- 3405 S. Morgan Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Heliodore Flores, for Ron DeFalco, owner, on August 7, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop in a 1-story brick non-conforming garage building, in an R3 General Residence District, on premises at 3405 S. Morgan Street; and

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that that the proposed use is to be located in an R3 General Residence District; that the City Council rezoned the subject site from C1-2 Restricted Commercial to R3 General Residence on January 10, 1996; that the subject site is improved with a 1-story brick non-conforming garage building; that the subject building has been occupied by the appellants since April, 1997; that the appellants do automobile repair, upholstery work, body and fender work and spray painting at the subject site; that the subject premises was previously occupied as a truck repair and truck storage facility, which use ceased operation a few months earlier; that the change of use to a motor vehicle repair shop including upholstery work, body and fender repair and spray painting is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of various automobile repair uses including detailing, upholstery work, body and fender work and spray painting in a 1-story brick non-conforming garage building, on

*Entered as an additional appellant at the hearing.

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

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Cal. No. 387-97-A

premises at 3405 S. Morgan Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Monday through Saturday; that all vehicle repair and upholstery work, body and fender repair and spray painting shall be conducted within the subject garage building; that no repair work or painting shall be performed outside of the garage building on the public ways; that all vehicles that have been repaired or are awaiting repair shall be stored within the garage building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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Cal. No. 396-97-Z

Jim Landaker, for Michael Lerner, applicant, presented a written request to file a new application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of 1st and 2nd floor additions to a 1-story brick single family dwelling whose rear yard will be 10.87' instead of 30' and which will exceed the maximum floor area ratio, on premises at 3700 W. Granville Avenue.

Mr. Landaker stated that since the denial of the previous application on November 21, 1997, in Cal. No. 396-97-Z, the applicant has reviewed new plans and elevations with significant changes listed as follows:

Elimination from the second floor plan of one bedroom which reduces the original request for additional square footage by 245 square feet and scales down the appearance of a 2-story addition on the north elevation.

Softening of the north elevation by introducing a prairie style design to the decor of the elevation with different textures, materials and colors to what was otherwise a plain wall.

Chairman Spingola moved that the request to file a new application for a variation of the zoning ordinance to permit the erection of 1st and 2nd story additions to a 1-story single-family dwelling located at 3700 W. Granville Avenue, be granted.

The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: John Krupa

CAL. NO. 428-97-Z

APPEARANCES FOR:

MAP NO. 12-L

APPEARANCES AGAINST:

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December 19, 1997

PREMISES AFFECTED-- 5144 S. Long 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 84' addition to a 1½ story brick single family dwelling, with no front yard instead of 20', whose north side yard will be 3.12' instead of 4', and whose maximum floor area ratio will be 0.65 instead of 0.50.

ACTION OF BOARD--

CASE CONTINUED TO
FEBRUARY 20, 1998.

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: G. Gustafson

CAL. NO. 429-97-Z

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 15-N

APPEARANCES AGAINST:

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PREMISES AFFECTED-- 6167 N. Nassau Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a 2-story garage and solarium addition attached to the northwest side of a 1½ story brick single family dwelling, whose rear yard will be 2' instead of 30'.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

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

APPLICANT: Albert A. Demma & June E. Demma **CAL. NO.** 430-97-Z
APPEARANCES FOR: Albert A. Demma **MAP NO.** 28-J
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 3404 W. 115th Place

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 20' x 40.5' addition to a 1-story frame single family dwelling, whose side yards will be 2.5' each instead of combined side yards of 7.5' and neither side yard less than 3' and whose maximum floor area ratio will be 0.52 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 December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: Robert Sabree

CAL. NO. 431-97-Z

APPEARANCES FOR: Robert Sabree

MAP NO. 24-G

APPEARANCES AGAINST: None

MINUTES OF MEETING

PREMISES AFFECTED-- 10016 S. Carpenter Street

December 19, 1997

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 1½ story brick single family dwelling on the rear of the lot, whose south side yard will be 2' and whose rear yard will be 2.92' instead of 4' and 30', 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 December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: Eli Campbell

CAL. NO. 432-97-Z

APPEARANCES FOR: Eli Campbell

MAP NO. 16-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 442-44 W. 70th Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the enclosure of the 4-story open porch of a 4-story brick 13 dwelling unit building, whose north side yard will be 4' and with no rear yard instead of 4.9' and 30', respectively, and which enclosure will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: West Lakeview Series, Ltd.

CAL. NO. 433-97-Z

APPEARANCES FOR:

MAP NO. 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING

December 19, 1997

PREMISES AFFECTED-- 1723 W. Fletcher Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2½ story frame single family dwelling, whose west side yard will be 1.1' and whose east side yard will be 2.4' instead of 6.8' each.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

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

APPLICANT: Edward G. Donley

CAL. NO. 434-97-Z

APPEARANCES FOR: Edward G. Donley

MAP NO. 9-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 3239 N. Hoyne 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 single family dwelling, whose front yard will be 4.75' instead of 22.2' and whose side yards will be 2.5' each instead of 6.44' 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 December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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 September 19, 1997, the Board granted a variation to the applicant to permit the erection of a 2-story single family dwelling whose front yard will be 7' instead of 19.2', at the subject site; that the testimony presented in Cal. No 312-97-Z is hereby made part of the record in this case; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Marie Desravines **CAL. NO.** 435-97-A*
APPEARANCES FOR: May Spencer, Marie Desravines **MAP NO.** 15-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 1997
PREMISES AFFECTED- 6331 N. Oakley 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, Marie Desravines, owner, on October 8, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing 4th dwelling unit in the basement of a 3-story brick 3-dwelling units building, with off-street parking for 3 automobiles instead of 4 required, in an R4 General Residence District, on premises at 6331 N. Oakley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 22, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.12-2 (10)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, , the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 19, 1997, the Board amended the application for a variation filed by the applicant on October 8, 1997 to an appeal; that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story with English basement brick building with a 3-car garage at the rear of the lot; that the testimony presented indicates that the subject building has been occupied as 4 dwelling units with on-site parking for three automobiles since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 4 dwelling units with three on-site parking spaces; 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

MINUTES OF MEETING

December 19, 1997

Cal. No.435-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing 4th dwelling unit in the basement of a 3-story brick 3-dwelling unit building with off-street parking for 3 automobiles, on premises at 6331 N. Oakley Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Peter & Heather Mullet

CAL. NO. 436-97-Z

APPEARANCES FOR: Robert Buono, Peter & Heather Mullet

MAP NO. 5-G

APPEARANCES AGAINST: Seven & Tiffinie Herzon

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 1339 W. Webster Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1 & 1½ story 2,444 sq. ft. addition to the south and east sides of a 2-story brick 2 dwelling unit building, whose east front yard will be 0.5', whose south side yard will be 0.5', and with no west rear yard, instead of 9.09', 7.5', and 30', respectively.

ACTION OF BOARD--

VARIATION DENIED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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 R4 General Residence District; that the subject site is a 75.2' x 75.2' reversed corner lot located on the southwest corner of the intersection of W. Webster Avenue and N. Wayne Avenue and is improved with a 2-story brick 2-dwelling unit building; that the subject building was originally constructed in the late 1890's as a church and converted in the 1960's to residential use; that the existing residential building abuts the west lot line; that the applicant proposes to erect a 1 and 1 ½ story 2,444 sq. Ft. addition to the south and east sides of the existing building; that no evidence was presented to indicate that a reasonable return on the property could not be obtained under the zoning ordinance regulations for this district; that the applicants' hardship is self-created; that the proposed additions will create a 30' high building wall on the south lot line which will negatively affect the light and air to the abutting property owners; that the requested 4.5' east front yard on N. Wayne Avenue is not compatible with existing residential improvements on the west side of this block of N. Wayne Avenue, all but one of which maintain a 15' front yard setback; and that the variations, if granted, will alter the essential character of the locality; it is therefore

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

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

APPLICANT: Peter Schivarelli **CAL. NO.** 437-97-Z
APPEARANCES FOR: Robert Buono, Peter Schivarelli **MAP NO.** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 1352 W. Webster Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a partial 3rd story addition to a 2 & 3 story brick single family dwelling on the front of the lot additionally improved with a 2-story frame dwelling on the rear of the lot, whose west side yard will be 0.4' and whose east side yard will be 2.5' instead of 6.7' each and which addition will result in a 13.18% (622 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment of the zoning ordinance.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: Brian & Julie Whipple **CAL. NO.** 438-97-Z
APPEARANCES FOR: Brian & Julie Whipple **MAP NO.** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 2445 N. Seminary Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 12' x 20.83' addition to the rear of a 3-story brick 2 dwelling unit building, whose north side yard will be 0.25' instead of 2.4' and which addition will result in a 13% (416 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance.

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 December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: Ronald Lebrecht

CAL. NO. 439-97-Z

APPEARANCES FOR: Harry Missirlian, Ronald Lebrecht

MAP NO. 11-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 4581 N. Mobile 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 rebuilding of a fire damaged 2-story single family dwelling on the existing 25.08' x 40.66' foundation plus a 25.08' x 8.08' rear addition, whose front yard will be 14.5' instead of 20', and whose north side yard will be 1.75' and whose south side yard will be 3.58' instead of combined side yards of 9' and neither side yard less than 3'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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: Paul & Rachelle Bernstein CAL. NO. 440-97-Z
APPEARANCES FOR: Ira Silverstein, Paul & Rachelle Bernstein MAP NO. 15-J
APPEARANCES AGAINST: None MINUTES OF MEETING
December 19, 1997
PREMISES AFFECTED-- 6253 N. Lawndale Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 17'* x 24' addition to the rear of a 2-story brick single family dwelling, whose side yards will be 3' each instead of combined side yards of 9' and whose maximum floor area ratio will be 0.602* instead of 0.50.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name: SPINGOLA (X in ABSENT), KONSTANTELOS (X in AFFIRMATIVE), MARTIN (X in AFFIRMATIVE), McCABE-MIELE (X in AFFIRMATIVE).

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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 building shall be constructed according to revised plans prepared by Michael Venechuk Architects submitted as Exhibit A on December 19, 1997.

*Amended at hearing.

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

APPLICANT: A.K.D. Development, Ltd.

CAL. NO. 441-97-Z

APPEARANCES FOR: Attila Demeter

MAP NO. 1-F

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 156 W. Superior Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B7-5 General Central Business District, the erection of a 7-story building containing an office and accessory parking on the ground floor, an office on the 2nd floor and 8 dwelling units above, with no rear yard instead of 30' required for the residential part of the building.

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 December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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 ordinances are obtained from the City Council allowing the projection of a canopy over the public sidewalk and a projection into the alley air rights.

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

APPLICANT: Agency Liason Institute, Inc.

CAL. NO. 442-97-S

APPEARANCES FOR: Ronald S. Samuels

MAP NO. 24-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 10238 S. Malta 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 24 private passenger automobiles, in an R2 Single-Family Residence District, to satisfy the parking requirement for the conversion of an existing building at 1350 W. 103rd Street to administrative offices for a social service agency.

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 December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 subject 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 17a)

MINUTES OF MEETING

December 19, 1997

Cal. No. 442-97-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 applicant shall maintain a 20 foot landscaped setback along S. Malta Street; that decorative wrought-iron type metal fencing shall be installed inside of the landscaped setback and along the south, west and north lot lines;

That striping and lighting shall be provided; that ingress shall be from S. Malta Street; that the driveway shall be constructed in accordance with applicable ordinances; that the alleys abutting the site to the south and west shall not be used for ingress nor for egress;

That the parking lot shall be securely locked at all times when not in use by the applicant;

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

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

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

APPLICANT: God's House of All Nations Pentecostal Church, Inc. **CAL. NO.** 443-97-S

APPEARANCES FOR: Langdon D. Neal, Rev. LaVelle Hardy **MAP NO.** 20-C

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997

PREMISES AFFECTED-- 8401-25 S. Stony Island Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the erection of a 1-story addition to the south side of an existing church building to contain 530 seats, in a B4-2 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 December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 December 16, 1994, the Board approved the erection of a 1-story addition to the south side of the applicant church building to contain 530 seats, at the subject site, and on July 19, 1996 granted an extension of time until December 16, 1996 to erect the said 1-story addition; that the testimony presented in Cal. No. 350-94-S is hereby made part of the record in this case; 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 parking for 6 automobiles shall be provided on-site, as indicated on the site plan submitted, and parking for 37 automobiles shall be provided at 8435-47 S. Stony Island Avenue, as indicated in Cal. No 444-97-S.

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

APPLICANT: God's House of All Nations Pentecostal Church, Inc. **CAL. NO.** 444-97-S

APPEARANCES FOR: Langdon D. Neal, Rev. LaVelle Hardy **MAP NO.** 20-C

APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997

PREMISES AFFECTED-- 8435-47 S. Stony Island 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 37 private passenger automobiles on a lot containing a 1-story brick day care center, in a B4-2 Restricted Service District, to fulfill the parking requirement for an addition to an existing church for a total of 530 seats at 8401-25 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 December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 December 19, 1997, the Board approved the erection of a 1-story addition to the south side of an existing church building to contain 530 seats, on premises at 8401-25 S. Stony Island Avenue, in Cal. No. 443-97-S; that on December 16, 1994, the Board approved the establishment of an off-site accessory parking lot for 37 automobiles on a lot containing a 1-story brick day care center and on July 19, 1994, an extension of time was granted to December 16, 1996 for the establishment of the aforesaid accessory parking lot; that the testimony presented in Cal. No. 351-94-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

(Additional conditions follow on page 19a.)

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

MINUTES OF MEETING

December 19, 1997

Cal. No. 444-97-S

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

That the parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer;

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

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

That ingress and egress shall be from S. Stony Island Avenue; that there shall be no ingress nor egress via the public alley abutting the site to the east; that the driveway shall be constructed in accordance with applicable ordinances; that the proposed parking lot shall be securely locked at all times when not in use by the applicant church;

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

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

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

APPLICANT: Jaime Linares

CAL. NO. 445-97-S

APPEARANCES FOR:

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 2541 S. Kildare 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 12 private passenger automobiles, in an R3 General Residence District, to serve a laundrette at 4234 W. 26th Street.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Jaime Linares

CAL. NO. 446-97-Z

APPEARANCES FOR:

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING

December 19, 1997

PREMISES AFFECTED-- 2541 S. Kildare Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site accessory parking lot for 12 private passenger automobiles to serve a laundrette at 4234 W. 26th Street, whose front yard will be 3' instead of 12.96' and which will be operated between the hours of 5:30 A.M. and 11:00 P.M. to conform to the hours of operation of the laundrette.

ACTION OF BOARD--

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Near North Health Service Corp. **CAL. NO.** 447-97-S
APPEARANCES FOR: William Miceli **MAP NO.** 10-D
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 1014-24 E. 43rd Street December 19, 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 34 private passenger automobiles, in a B4-3 Restricted Service District, to fulfill the parking requirement for health care centers at 4230 S. Greenwood Avenue and 4259 S. Berkeley 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 December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 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

December 19, 1997

Cal. No.447-97-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 the driveway, by decorative wrought iron type metal fencing;

That striping and lighting shall be provided;

That ingress and egress shall be from S. Berkley Avenue; that the alleys abutting the site to the west and south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances;

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

That the lot shall be securely locked at all times when not in use by the applicant;

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: Chicago Dryer Company

CAL. NO. 448-97-S

APPEARANCES FOR: Amy C. Kurson, Carol A. Johnson

MAP NO. 5-J

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 2201-17 N. Pulaski Road

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 61 private passenger automobiles on a triangular lot which will also contain a 2-car garage/storage shed, in an M1-2 Restricted Manufacturing District, to satisfy the parking requirement for the expansion of an existing manufacturing plant located at 2200 N. Pulaski Road.

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 December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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.)

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

MINUTES OF MEETING

December 19, 1997

Cal. No 448-97-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 a 10 feet high masonry retaining wall on the east lot line and 5 feet high decorative wrought iron type metal fencing, excepting the driveways, on the south and west lot lines;

That striping and lighting shall be provided;

That ingress and egress shall be from N. Pulaski Road and W. Palmer Street; that the driveways shall be constructed in accordance with applicable ordinances;

That the applicant shall be granted a waiver of the landscaping requirements by the Office of the Zoning Administrator in that the subject property is being developed through the City's Brownfields Redevelopment Initiative and as a provision of this program the entire site must be paved to prevent contact with material below the pavement;

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: Jeanine Carroccio

CAL. NO. 449-97-S

APPEARANCES FOR: Aaron Spivak, Jeanine Carroccio

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 814 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 dwelling units below the 2nd floor (accessory parking) in a proposed 6-story 16 dwelling unit building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 2 parking spaces shall be designated as guest parking.

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

APPLICANT: Jeanine Carroccio **CAL. NO.** 450-97-Z
APPEARANCES FOR: Aaron Spivak, Jeanine Carroccio **MAP NO.** 1-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 814 W. Hubbard Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 6-story 16 dwelling unit building on a reversed corner lot, whose front yard will be 5', whose west side yard will be 1', and whose rear yard will be 3.67' instead of 8.6', 7.7', and 30', respectively, and with no provision for one 10' x 25' loading berth.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 24, 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 December 19, 1997, the Board approved the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 5-story 16 dwelling unit building, at the subject site, in Cal. No. 449-97-S; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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

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

APPLICANT: Aadvantage Pawnners & Jewelers, Ltd. **CAL. NO.** 451-97-S
APPEARANCES FOR: Robert Lewinthal, Mark Woolf **MAP NO.** 28-E
APPEARANCES AGAINST: Pastor Z. Imani, Ladell Edwards **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 11233-37 S. Michigan Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a pawn shop in an existing 1-story brick building, in a B4-3 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION 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 December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 B4-3 Restricted Service District; that the subject site is improved with a 1-story brick multi-store building; that the applicant proposes to establish a jewelry and pawn shop business in a vacant store premises at the subject site; that 15% of the proposed business operation at the subject site will be pawn brokerage activity; that testimony presented indicates that the proposed use is not necessary for the public convenience at the subject site in that the area is served by a pawn shop located approximately two blocks away at 122 E. 111th Street; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected in the operation of the proposed use; that the Board finds that the community would be better served by the establishment of businesses needed in the community such as grocery and clothing stores as testified to by community business persons; that no evidence was presented to indicate that the establishment of a pawn shop at the subject site would not cause substantial injury to the value of other property in the neighborhood or inhibit future business growth 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: Artis Haywood

CAL. NO. 452-97-S

APPEARANCES FOR: Walton Davis, Artis Haywood

MAP NO. 18-D

APPEARANCES AGAINST: None

MINUTES OF MEETING
December 19, 1997

PREMISES AFFECTED-- 7686 S. South Chicago Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an automotive junk yard on a 1.45 acre site for the striping of motor vehicles for reuseable parts, in an M2-1 General Manufacturing District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 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 September 16, 1994, the Board approved the establishment of a junk yard at the subject 1.45 acre site; that the testimony presented in Cal. No. 183-94-S is hereby made part of the record in this case; that the proposed use is necessary for the public convenience at this location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

That the applicant shall install a new 8 feet high solid wood fence, including solid entrance and exit gates, to completely screen the subject junk yard.

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

APPLICANT: Mbouombouo Paul

CAL. NO. 453-97-A

APPEARANCES FOR: None

MAP NO. 22-B

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 19, 1997

PREMISES AFFECTED- 8923 S. Commercial Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Adam Gooze

CAL. NO. 454-97-A

APPEARANCES FOR: Adam Gooze

MAP NO. 1-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 19, 1997

PREMISES AFFECTED- 1247 W. Ohio Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Adam Gooze, owner, on November 6, 1997, filed an appeal from the Office of the Zoning Administrator in refusing to certify 2 dwelling units in lieu of a store and 1 dwelling unit in a 2-story frame building on the front of a lot additionally improved with a 1-story frame single-family dwelling on the rear of the lot, in an R3 General Residence District, on premises at 1247 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1997, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 7.5-3, 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with 2-story frame store and apartment building on the front of the lot additionally improved with a 1-story frame single-family dwelling on the rear of the lot; that the change of use from a store in the 2-story frame building on the front of the lot to a dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify 2 dwelling units in lieu of a store and 1 dwelling unit in a 2-story frame building on the front of a lot additionally improved with a 1-story frame single-family dwelling on the rear of the lot, on premises at 1247 W. Ohio Street, upon condition that the 2-story frame building on the front of the lot is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lawrence A. Cogan

CAL. NO. 455-97-A

APPEARANCES FOR: Lawrence A. Cogan

MAP NO. 17-I

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 19, 1997

PREMISES AFFECTED- 7004 N. California 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, Lawrence A. Cogan, owner, on October 15, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate office in a 3-story brick multi-store and apartment building, in a B1-2 Local Retail District, on premises at 7004 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B1-2 Local Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the subject real estate office has been in operation at the subject site since September 1, 1997; that the subject site was previously occupied by a real estate office; that the building at the subject site additionally contains a beauty shop, a B4 use, and a security business office, a B2 use; that the said real estate office is a B2 use; that under Article 6.4-7 of the zoning ordinance, the re-establishment of a real estate office is a proper use at the site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a real estate office in a 3-story brick multi-store and apartment building, on premises at 7004 N. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Isaac Ward

CAL. NO. 456-97-A

APPEARANCES FOR: Isaac Ward

MAP NO. 16-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
December 19, 1997

PREMISES AFFECTED- 6459 S. Aberdeen Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Isaac Ward, owner, on October 24, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail candy store in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 6459 S. Aberdeen Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that on May 16, 1980, the Board sustained an appeal by the appellant in this case for the approval of the establishment of a candy store on the first floor of the building at the subject site, in Cal. No. 107-80-A; that the candy store use did not go forward and that the appellant now wishes to re-establish the use at the site; that the Board finds that the subject premises have been zoned R3 General Residence since the passage of the present comprehensive zoning ordinance on June 27, 1957; that the non-conforming store in the subject site building has been closed for more than six months; that Section 6.5-2 of the zoning ordinance provides that if a non-conforming use of a building, all or substantially all of which is designed or intended for a use permitted in the district in which it is located, is discontinued for a period of 6 consecutive months, it shall not be renewed and any subsequent use of the building shall conform to the use regulations of the district in which the premises are located; that the Board also finds that Article 6 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that Section 6.5-4 of said Article provides that any use permitted only in the Business, Commercial, or Manufacturing Districts, except B1 Districts, which

MINUTES OF MEETING

December 19, 1997

Cal. No. 456-97-A

is located in a building, all or substantially all of which is designed or intended for a residential purpose, shall be discontinued and cease operation 15 years from the date of the adoption of the 1957 comprehensive amendment; that the non-conforming store in the subject building has been fully amortized; that under Sections 6.5-2 and 6.5-4 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Helene & Mitchell Kamon **CAL. NO.** 457-97-A
APPEARANCES FOR: Helene Kamon **MAP NO.** 2-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 1997
PREMISES AFFECTED- 2325 W. Harrison Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Helene & Mitchell Kamon, owner, on October 24, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an office for a motor vehicle transportation business in a 1-story brick non-conforming building, in an R5 General Residence District, on premises at 2325 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being full advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the subject site is improved with a 1-story brick non-conforming building; that the subject building has been occupied by the a motor vehicle transportation business operated by the appellant since May 15, 1997; that the building was previously occupied by a building restoration business which ceased operation at the site in May, 1997; that the Board finds that the subject premises has been zoned R5 General Residence since the passage of the present comprehensive zoning ordinance on June 27, 1957; that Section 6.4-8 of the zoning ordinance establishes an amortization schedule for the eventual elimination of non-conforming business uses in all Residence Districts; that said section provides, in part, that any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business, Commercial or Manufacturing District, shall be removed or it shall be altered and converted to a building or structure designed for a use permitted in the district in which it is located within six months after the termination of the respective period of time in the schedule, in this case 60 years from the date of issuance of the building permit for the construction of either the whole structure or the initial building or initial part thereof, or 40 years after the effective date of

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

MINUTES OF MEETING

December 19, 1997

Cal. No. 457-97-A

the comprehensive amendment on June 27, 1957, whichever last occurs; that the subject site non-conforming building predates 1937; that as of June 27, 1997 the subject building has been fully amortized; that the Board has no authority to permit a non-conforming business use in a non-conforming building that has reached its amortization termination date; it is

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: Jose Franco

CAL. NO. 458-97-A

APPEARANCES FOR:

MAP NO. 6-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 19, 1997

PREMISES AFFECTED- 2459 S. Whipple Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 20, 1998.

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: Myung Hong **CAL. NO.** 459-97-A
APPEARANCES FOR: John J. Pikarski, Jr., Myung Hong **MAP NO.** 15-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 1997
PREMISES AFFECTED- 3426 W. Bryn Mawr 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, Myung Hong, for American National Bank, Tr. #102524-01, owner, on October 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing motor vehicle repair license for a 4-bay shop in an existing garage, in a B2-2 Restricted Retail District, on premises at 3426 W. Bryn Mawr Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 30, 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 December 19, 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 full heard the testimony and arguments of the parties and being full advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the subject site is improved with a 1-story brick automobile repair garage building; that on May 17, 1960, the Board sustained an appeal permitting the remodeling of an existing gasoline service station, at the subject site, in Cal. NO. 266-60-A; that testimony presented indicates that the existing garage building has always contained 4 automobile bays since its construction; that the subject building has been continuously occupied by automobile related uses since the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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 certify a motor vehicle repair license for a 4-bay shop in an existing garage on premises at 3426 W. Bryn Mawr Avenue, upon condition that all repair work shall be performed within the subject building; that all automobiles that have been repaired or are awaiting repair shall be stored at the subject site and not on the public ways; 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: Arthur Francis **CAL. NO.** 460-97-A
APPEARANCES FOR: John J. Pikarski, Jr., Arthur Francis **MAP NO.** 5-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
December 19, 1997
PREMISES AFFECTED- 2277 N. Clybourn 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, Arthur Francis, for Dominic Tomasello, owner, on November 6, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dog grooming business in a 2-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 2277 N. Clybourn Avenue; and

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having full heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in a M1-2 Restricted Manufacturing District; that the subject site is improved with a 2-story brick building containing an operating dog grooming business on the ground floor; that the appellant provides shampoos, hair cuts, nail clipping services for dogs; that no animals are boarded overnight at the premises; that dog grooming services are similar to services provided by a barber shop, a permitted use in an M1-2 zoning district; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dog grooming business in a 2-story brick building, on premises at 2277 N. Clybourn Avenue, upon condition that no dogs shall be boarded overnight or for longer periods at the subject site; 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: Carole Heiman & Basil Kezios **CAL. NO.** 461-97-A

APPEARANCES FOR: Thomas J. Murphy, Carole Heiman, Basil Kezios **MAP NO.** 3-G

APPEARANCES AGAINST: David P. DeYoe, John Sattelmaier **MINUTES OF MEETING:**
December 19, 1997

PREMISES AFFECTED- 1400 N. Halsted Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Carole Heiman & Basil Kezios, for Carole Heiman, owner, on October 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a watchman's dwelling unit in a 2 and 3-story brick manufacturing building, in an M2-5 General Manufacturing District, on premises at 1400 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997; and

WHEREAS, the district maps show that the premises is located in an M1-5 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with a 2 and 3-story brick manufacturing building; that the subject building was originally constructed in the 1890's and contained a watchman's apartment; that the appellants purchased the building in June, 1995 with the intention of locating their business operations there and living on premises; that the appellant operates, with six employees, a translation and foreign language (Greek) typesetting business using computers and lazer printer at the subject site; that there is also a separate office facility at the site containing the Robert Heiman Organization which is an insurance and investment business operated by Ms. Heiman and from which she receives a paycheck; that the subject building also contains a business tenant, Artistic Communications, a video editing and production business located in the front of the 1st and 2nd floors; that the appellant's dwelling unit contains 2,800 sq.ft. of living space; that no testimony was presented that indicates that any typical building watchman's activity is conducted at the site; that approximately 28% of the subject building is living space and that such living space does not constitute a watchman's dwelling unit; 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: Son Thanh Hoang
APPEARANCES FOR: Son Thanh Hoang
APPEARANCES AGAINST: None
PREMISES AFFECTED- 3955 W. 63rd Street

CAL. NO. 462-97-A

MAP NO. 16-J

MINUTES OF MEETING:
 December 19, 1997

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

ACTION OF BOARD--

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Son Thanh Hoang, for Gladys Klinenberg, owner, on November 4, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fingernail salon in a 1-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 3955 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 4, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 December 19, 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 said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick multi-store building containing a dental office, clothing store, bakery and the subject fingernail salon; that the subject store premises has been previously occupied by business uses; 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 fingernail salon on a 1-story brick multi-store building, on premises at 3955 W. 63rd Street, 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: St. John of Rila Bulgarian Orthodox Church **CAL. NO.** 463-97-S
APPEARANCES FOR: None **MAP NO.** 7-L
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 2555 N. Central Avenue December 19, 1997

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a 150-seat church in a 2-story brick building, in a B4-1 RestrictedService District.

ACTION OF BOARD--

APPLICATION DISMISSED FOR WANT OF PROSECUTION.

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: Southwestern Bell Mobile Systems, Inc., d/b/a Cellular One-Chicago **CAL. NO.** 464-97-S
APPEARANCES FOR: Joseph P. Gattuso, Michael J. Crandall **MAP NO.** 6-E
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 710 E. 31st Street Drive

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 wireless communications facility using a 20' high ground-mounted monopole structure with accessory equipment cabinets at the base of the pole in an existing Chicago Park District utility equipment yard, in an R7 General Residence District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 1997; and

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

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

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

That the applicant shall install landscaping that screens the equipment cabinets from the adjacent streets.

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

APPLICANT: Southwestern Bell Mobile Systems, Inc., d/b/a Cellular One - Chicago **CAL. NO.** 465-97-S
APPEARANCES FOR: Joseph P. Gattuso, Michael Crandall **MAP NO.** 8-D
APPEARANCES AGAINST: None **MINUTES OF MEETING**
December 19, 1997
PREMISES AFFECTED-- 3844 S. Lake Shore Drive

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 wireless communications facility using a 30' high ground-mounted monopole structure with accessory equipment cabinets at the base of the pole in an existing Chicago Park District maintenance facility yard, in an R7 General Residence District.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 19, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 24, 1997; and

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

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

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

That the applicant shall install landscaping that screens the equipment cabinets from the adjacent streets.

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

APPLICANT: Daniel Quigley

CAL. NO. 466-97-A

APPEARANCES FOR: None

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 19, 1997

PREMISES AFFECTED- 4027 N. Lowell Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
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

MINUTES OF MEETING

December 19, 1997

Cal. No. 467-96-S

Peter Kladis, for Nick D. Kladis, applicant, presented a written request for an extension of time to establish an off-site accessory parking lot for 108 private passenger automobiles, on premises at 4300-36 S. Lake Park Avenue, to satisfy the parking requirement for a grocery store and its expansion located at 4301 S. Lake Park Avenue, approved by the Board on December 20, 1996, in Cal. No. 467-96-S.

Mr. Kladis is requesting the extension of time due to the complexity of the project and financing and health issues.

Chairman Spingola moved that the request be granted and the time for establishing the aforesaid off-site accessory parking lot be extended to December 20, 1998. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

December 19, 1997

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting January 16, 1998.


Secretary