

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

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

held in Room 201-A, City Hall, 121 N. LaSalle Street, on Friday, November 21, 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

November 21, 1997

Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on October 17, 1997 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Richard Wexner
APPEARANCES FOR: Bernard I. Citron, Beth Wexner
APPEARANCES AGAINST: None
PREMISES AFFECTED-- 525 W Aldine Avenue

CAL. NO. 278-97-Z

MAP NO. 9-F

MINUTES OF MEETING
November 21, 1997

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R6 General Residence District, the establishment of 26* dwelling units in an existing 6-story brick building, with off-street parking for 22 automobiles instead of 26* required.

ACTION OF BOARD--

VARIATION DENIED FOR LACK OF THREE AFFIRMATIVE VOTES.

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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on July 28, 1997; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is a 75' x 163.37' lot with no alley access and is improved with a 6-story brick apartment building; that the appellant purchased the subject property on February 28, 1997 at which time the subject site building contained 27 dwelling units; that a building permit issued in 1968 stated the use of the building was 25 dwelling units with 18 parking spaces; that required parking at that time was based on 75% of the units; that on January 17, 1969, the parking ordinance was amended requiring parking spaces equal to 100% of the dwelling units; that the applicant now seeks to legalize the building as 26 dwelling units with 22 parking spaces instead of 26 now required;

WHEREAS, Chairman Spingola moved to deny the application for the following reasons: that no evidence was presented that would indicate that the subject building was converted to 26 dwelling units prior to the change in the parking requirements to 100% in January, 1969; that the applicant has a right to 25 dwelling units in the building; that no evidence was presented that would indicate that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district and that no hardship exists; Member Konstantelos concurred; Members Martin and McCabe-Miele voted to approve the application as presented; it is therefore

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

*Amended at the hearing.

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

APPLICANT: Mt. Hope Missionary Baptist Church

CAL. NO. 290-97-S

APPEARANCES FOR: None

MAP NO. 14-F

APPEARANCES AGAINST:

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 6049-51 S. Princeton Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for male disabled vets and civilians in a 3-story brick building, in an R3 General Residence District.

ACTION OF BOARD--

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: Clarence Lattimore

CAL. NO. 304-97-A

APPEARANCES FOR: None

MAP NO. 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
November 21, 1997

PREMISES AFFECTED- 1200 E. 71st Street

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: George M. Chriasziz **CAL. NO.** 349-97-A
APPEARANCES FOR: Thomas F. Shero **MAP NO.** 11-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
September 19, 1997, October
17, 1997, November 21, 1997
PREMISES AFFECTED- 4636 N. Pulaski Road
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	AUSENT
	X	
	X	
	X	
X		

THE RESOLUTION:

WHEREAS, George M. Chriasziz, owner, on July 10, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto body shop in a 1-story masonry garage building, in a B2-1 Restricted Retail District, on premises at 4636 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered Jun 16, 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 meetings held on September 19, 1997, October 17, 1997 and November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story masonry garage building; that on July 10, 1996, an amendment was introduced by the alderman of the 39th ward to rezone the subject site to B2-1 Restricted Retail zoning; that on August 15, 1996, the alderman of the ward requested in letters to the Zoning Administrator and the Director of the Department of Revenue that they hold any and all permit applications and all license applications relating to the area in which the subject site is located until the disposition of the pending zoning ordinance amendment; that the appellant purchased the subject property on November 15, 1996 and started business the same day; that on February 26, 1997, the City Council passed an ordinance rezoning the subject site from C2-1 General Commercial zoning to B2-1 Restricted Retail zoning; that on June 16, 1997, the appellant applied for his business license; that on August 6, 1997, investigators from the Department of Consumer Services found an unlicensed auto body shop operating at the subject site; that the appellant testified

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

MINUTES OF MEETING

November 21, 1997

Cal. No. 349-97-A

that although he was open for business on February 15, 1996 he was not open to the public but only working on cars owned by his business corporation; that auto body repair shops require a minimum C1 Restricted Commercial zoning; that under Section 8.3-2 of the zoning ordinance the Board has no authority to permit the establishment of an auto body shop in a B2-1 Restricted Retail 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: Michael Pomerantz & Oakdale Condominium Association* **CAL. NO.** 363-97-Z
APPEARANCES FOR: John A. Fritchey, Michael Pomerantz **MAP NO.** 7-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 455 W. Oakdale Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4th level 40.5' x 32.77' addition with a 17.17' x 6.1' balcony, a 4' x 8' bay and an open roof deck to a 3-story brick 17 dwelling unit building, whose north front yard will be 8.9' instead of 15' and which additions will result in a 4% (1,258 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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 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 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.

*Amended at the hearing.

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

APPLICANT: Anixter Center

CAL. NO. 371-97-Z

APPEARANCES FOR: Gary I. Wigoda, Paul Finnell

MAP NO. 9-J

APPEARANCES AGAINST: Michael A. Wojcik, Darlene Pavlik

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 3450 N. Avondale 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 1-story with mechanical mezzanine Family Community Home for not more than eight residents on a triangular lot, with no east front yard, whose south side yard will be 7.5'* and whose west rear yard will be 1' instead of 16.64', 8', 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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 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 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.

*Amended at the hearing.

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

APPLICANT: Salvador Lamas

CAL. NO. 392-97-Z

APPEARANCES FOR: Salvador Lamas

MAP NO. 14-K

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 5839 S. Kilbourn 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 10' x 14' enclosed porch at the rear of a 2-story frame single family dwelling, whose maximum floor area ratio will be 0.61 instead of 0.50.

ACTION OF BOARD--

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: German Bedoya

CAL. NO. 393-97-Z

APPEARANCES FOR: German Bedoya

MAP NO. 10-1

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 4618 S. Western Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, certification of the existing use of a 3-story brick building as a store on the ground floor with 3 dwelling units above, with two off-street parking spaces provided instead of three required for the 3 dwelling units.

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
X		
X		
X		
X		

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

APPLICANT: William D. Maddux CAL. NO. 394-97-Z
APPEARANCES FOR: Charles Adler, Debra Maddux MAP NO. 3-E
APPEARANCES AGAINST: None MINUTES OF MEETING
November 21, 1997
PREMISES AFFECTED-- 61 E. Bellevue Place

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story 16.12' x 16.33' brick and glass sun room addition above the brick garage attached to the rear of a 3-story brick single family dwelling, with no side yards instead of 1.8' each and no rear yard instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: Victor & Judy Bizzotto

CAL. NO: 395-97-Z

APPEARANCES FOR: Victor & Judy Bizzotto

MAP NO. 15-M

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 5832 N. Marmora 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 full 2nd story addition to a 1½ story brick single family dwelling, whose north side yard will be 2.91' and whose south side yard will be 2.47' instead of combined side yards of 9' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: Michael Lerner

CAL. NO. 396-97-Z

APPEARANCES FOR: William Hennessy, Michael Lerner

MAP NO. 15-J

APPEARANCES AGAINST: Pam Sheehan, Ray Roitman

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 3700 W. Granville 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 1st floor and 2nd story additions totaling 2,404 sq. ft. to a 1-story brick single family dwelling, whose west rear yard will be 10.87' instead of 30' and whose maximum floor area ratio will be 0.62 instead of 0.50.

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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 65' x 127.45' lot located at the northwest corner of N. Lawndale Avenue and W. Granville Avenue and is improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a 1st floor and 2nd story addition totaling 2,404 sq. ft. to the existing 2,667 sq. ft. single family dwelling; that no evidence was presented to indicate that the applicant cannot obtain a reasonable return on his property under the zoning ordinance requirements in this single-family residence district; that the applicant could erect an addition up to 1,475 sq.ft. in compliance with the maximum floor area ratio allowed; and that the plight of the owner is not due to any unique circumstances; it is therefore

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

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

APPLICANT: Johnnie B. Smith **CAL. NO.** 397-97-Z
APPEARANCES FOR: Johnnie B. Smith, Ron Gardner **MAP NO.** 10-L
APPEARANCES AGAINST: Sonja Cherry **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 4604 S. Leamington Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition to a 1-story brick single family dwelling, whose north side yard will be 3.01' and whose south side yard will be 2.94' instead of combined side yards of 9' and neither side yard less than 3' and whose maximum floor area ratio will be not more than 0.65 instead of 0.50.

ACTION OF BOARD--

VARIATION GRANTED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 1997: and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: that the subject site is a 30' x 125.73' lot improved with a 2-story brick and frame single family dwelling with the proposed 2nd story addition already erected; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional bedroom space to meet the needs of the applicant and his large family; that the plight of the owner is due to unique circumstances in that the said 2nd floor addition was erected without necessary building permit and that to remove the existing 2nd floor addition would cause extreme hardship for the applicant and his family; that the said second story addition is compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that 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: Mayfield Care Center, Inc. **CAL. NO.** 398-97-Z
APPEARANCES FOR: James Banks, Moshe Wolf **MAP NO.** 1-M
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 5905 W. Washington Boulevard

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-story 1,316 sq. ft. lobby/office space addition to the northwestside of a 4-story 156-bed nursing home, whose floor area ratio will be approximately 1.28 instead of 1.20.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: Kenneth Pearl **CAL. NO.** 399-97-Z
APPEARANCES FOR: Bernard I. Citron, Melissa Fleisher **MAP NO.** 7-G
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 2611 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 2nd story addition to the rear 1-story portion of a 1 & 2 story frame single family dwelling, whose rear yard will be 8.5' instead of 30'.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: David Rasch

CAL. NO. 400-97-Z

APPEARANCES FOR: Patrick Brankin, David Rasch

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 2456 N. Surrey Court

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 1-story 15.54' x 13.5' addition to the rear of the 2nd floor of a 2½ story brick two dwelling unit building, which addition will result in a 5% (210 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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: Michael Serritella **CAL. NO.** 401-97-Z
APPEARANCES FOR: Phillip Powers, Michael Serritella **MAP NO.** 3-F
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 1442 N. North Park Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3 & 4 story two dwelling unit building, whose front yard will be 1.72', whose south side yard will be 2', and whose rear yard will be 0.33' instead of 12.2', 2.5', 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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: State and Division, L.L.C.

CAL. NO. 402-97-Z

APPEARANCES FOR: Joseph P. Gattuso, Janice Martin

MAP NO. 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 1163-69 N. State Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 General Retail District, an existing 2-story building to be used for retail uses, with provision for one 10' x 25' loading berth instead of two required.

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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: Chrysalis, L.L.C.

CAL. NO. 403-97-S

APPEARANCES FOR: Gary I. Wigoda, Jay Gallagher

MAP NO. 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING

November 21, 1997

PREMISES AFFECTED-- 118 E. Cullerton 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 part existing and part new construction structure of 2 and 6 stories all of which will contain 99* dwelling units, in a B4-5 Restricted Service District.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 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 9 on-site parking spaces shall be designated as guest parking.

*Amended at the hearing.

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

APPLICANT: Chrysalis, L.L.C.

CAL. NO. 404-97-Z

APPEARANCES FOR: Gary I. Wigoda, Jay Gallagher

MAP NO. 4-E

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 118 E. Cullerton Street

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-5 Restricted Service District, a part existing and part new construction structure of 2 and 6 stories all of which will contain 99* dwelling units, with no south front yard instead of 15 feet* and no north rear yard instead of 30 feet.

ACTION OF BOARD--

VARIATION GRANTED.

COPY

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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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 November 21, 1997, the Board approved the establishment of dwelling units below the 2nd floor (accessory parking) in a part existing and part new construction structure of 2 and 6 stories all of which will contain 99 dwelling units, at the subject site, in Cal. No. 403-97-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.

*Amended at the hearing.

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

APPLICANT: David Lebovitz **CAL. NO.** 405-97-Z
APPEARANCES FOR: Maureen Pikarski, David Lebovitz **MAP NO.** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 1928-46 W. Grand Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a 1-story warehouse building the rear of which will be located 10 feet from the property in the adjoining R3 General Residence District instead of 30 feet required.

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 November 21, 1997 after due notice thereof as provided under Section 11.7-2 and by publication in the Chicago Sun-Times on November 3, 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: David Lebovitz **CAL. NO.** 406-97-S
APPEARANCES FOR: Maureen Pikarski, David Lebovitz **MAP NO.** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 1959 W. Grand 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 26 private passenger automobiles, in an M1-2 Restricted Manufacturing District, to satisfy the parking requirement for an existing business and proposed expansion at 1900-22 and 1928-46 W. Grand 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 November 21, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 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 November 21, 1997, the Board approved the erection of a 1-story warehouse building the rear of which will be located 10 feet from the property in the adjoining R3General Residence District instead of 30 feet required, on premises at 1928-46 W. Grand Avenue, in Cal. No. 405-97-Z; 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 17a of minutes.)

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

MINUTES OF MEETING

November 21, 1997

Cal. No. 406-97-S

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

That decorative wrought iron type metal fencing shall be provided on the south, west and north lot lines, excepting the driveway; that concrete wheel stops shall be provided on the east lot line;

That lighting and striping shall be provided;

That ingress and egress shall be from W. Grand Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that a sliding security gate shall be provided at the established entrance and exit and that the lot shall be securely locked at all times when not in use by the applicant;

That landscaping shall be provided as shown on the site plan prepared by Neil Anderson, AIA, dated August 6, 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: Evergreen Property Investments, Inc.

CAL. NO. 407-97-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 3118 N. Lincoln Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 General Retail District, the erection of a 6-story building containing retail space and accessory parking on the ground floor and 15 dwelling units above, with no provision for one required loading berth and with no rear yard instead of 30' required for the residential part of the building

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 16, 1998.

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: Lawndale Christian Development Corp. **CAL. NO.** 408-97-S
APPEARANCES FOR: Steven Friedland, Thomas Worthy **MAP NO.** 4-J
APPEARANCES AGAINST: Luebertha Roberson, et al. **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 1901 S. Harding 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 10 private passenger automobiles, in an R4 General Residence District, to serve an existing apartment building at 1900 S. Harding Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 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 52' x 125' vacant lot located on southeast corner of the intersection of W. 19th Street and S. Harding Avenue; that the applicant proposes to establish an off-site accessory parking lot for 10 automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve the tenants of an existing apartment building at 1900 S. Harding Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located directly across S. Harding Avenue from the use served and with landscaping and decorative fencing will be compatible with existing residential improvements in the neighborhood and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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

(Additional conditions follow on page 19a of minutes.)

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

MINUTES OF MEETING

November 21, 1997

Cal. No. 408-97-S

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

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

That the proposed parking lot shall be enclosed by decorative wrought iron type metal fencing except for the driveway;

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

That ingress and egress shall be from S. Harding Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable provisions;

That landscaping shall be provided as shown on the site plan prepared by the applicant, dated May 16, 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.

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

APPLICANT: Elizabeth B. Surgi, D.V.M. **CAL. NO.** 409-97-S
APPEARANCES FOR: Charles J. Ryan, Jr. Elizabeth B. Surgi **MAP NO.** 15-K
APPEARANCES AGAINST: None **MINUTES OF MEETING**
PREMISES AFFECTED-- 4048 W. Peterson Avenue November 21, 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 9 private passenger automobiles, in an M2-1 General Manufacturing District, to serve an existing animal hospital at 4054 W. Peterson 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 November 21, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 1997; and

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

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

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

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

(Additional conditions follow on page 20a of minutes.)

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

MINUTES OF MEETING

November 21, 1997

Cal. No. 409-97-S

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

That decorative wrought iron type metal fencing shall be provided on the north, east and south lot lines;

That striping and lighting shall be provided; that bumper stops shall be provided;

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

That landscaping shall be provided as shown on the site plan prepared by Myefski Cook Architects, Inc. submitted with the application;

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

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

APPLICANT: Sal Mucerino, d/b/a Action Iron & Metals **CAL. NO.** 410-97-S
APPEARANCES FOR: William J. Hennessy, Sal Mucerino **MAP NO.** 8-J
APPEARANCES AGAINST: Richard L. Mandel **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 3315-45 W. 31st Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the expansion of an existing junk yard (approved by the Board on 10/18/91 - Cal. No. 193-91-S) to 9.54 acres, in an M3-4 Heavy 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 November 21, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 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 except as to actions authorized by any record document affecting the use and / or location of a certain railroad spur line traversing its property and without waiving any of its rights thereunder, the applicant in this case, Sal Mucerino, d/b/a Action Iron and Metals, hereby stipulates that it will hereafter take no other action to cause the interruption of the use of the said railroad spur line by the owner of adjacent property commonly known as 3250 S. Kedzie Avenue, Chicago, Illinois, "The Paper Group."

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

APPLICANT: The University of Chicago **CAL. NO.** 411-97-S
APPEARANCES FOR: William J. Hennessy, Julie McCracken **MAP NO.** 12-D
APPEARANCES AGAINST: None **MINUTES OF MEETING**
November 21, 1997
PREMISES AFFECTED-- 1401-07 E. 53rd Street / 5301-13 S. Dorchester Avenue

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of an off-site accessory parking lot for 32 private passenger automobiles, in a B2-3 Restricted Retail District, to serve a student residence building located at 5316 S. Dorchester Avenue.

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997 after due notice thereof as provided under Section 11.10-3 and by publication in the Chicago Sun-Times on November 3, 1997: and

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

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

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

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

(Additional conditions follow on page 22a of minutes.)

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

MINUTES OF MEETING

November 21, 1997

Cal. No. 411-97-S

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

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

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

That ingress and egress shall be from S. Dorchester Avenue; 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 it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Baito G. Chikko & Youkhana Youabb

CAL. NO. 412-97-S

APPEARANCES FOR:

MAP NO. 9-I

APPEARANCES AGAINST:

MINUTES OF MEETING

November 21, 1997

PREMISES AFFECTED-- 2800 W. Addison Street

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

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
X		
X		
X		
X		

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

APPLICANT: Thomas Stanil

CAL. NO. 413-97-Z

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING

November 21, 1997

PREMISES AFFECTED-- 4955 N. Damen Avenue

NATURE OF REQUEST--Application for a variation under Article 11 of the zoning ordinance to permit, in a B4-2 Restricted Service District, the renovation of a 2-story brick building on the rear of an L-shaped lot to contain a dwelling unit on the 2nd floor and retail space and parking on the 1st floor which lot is additionally improved with a 2-story brick store and apartment building on the front of the lot, whose rear yard will be 4.5' instead of 30' required for the residential part of the building.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 16, 1998.

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: Aunt Martha's Youth Service Center, Inc.

CAL. NO. 253-95-S

APPEARANCES FOR: Roger B. Derstine

MAP NO. 32-B

APPEARANCES AGAINST: Thomas J. Murphy

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 3125 E. 131th Street

NATURE OF REQUEST--Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for up to 15 youths ages 12 to 18 years old who are wards of the state in a 2-story brick former convent building, in an R2 Single-Family Residence District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 20, 1998.

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: Margarita Acosta **CAL. NO.** 414-97-A

APPEARANCES FOR: Manuel Cardenas, Margarita Acosta **MAP NO.** 6-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 1997

PREMISES AFFECTED- 2335 S. Leavitt 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, Margarita Acosta, owner, on August 4, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the conversion of a store to a dwelling unit on the first floor of a 3-story brick store and 5 dwelling unit building, in a B4-1 Restricted Service District, on premises at 2335 S. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is a 2,664 sq. ft. lot improved with a 3-story brick building containing 5 dwelling units and a ground floor store premises recently converted to a dwelling unit; that under the zoning ordinance the B4-1 Restricted Service District requires 2,500 sq. ft. of lot area per dwelling units; that in this case 15,000 sq. ft. of lot area is required for 6 dwelling units; that the amount of dwelling units at the site already exceeds that permitted by 5 dwelling units; that Section 8.6 (2) of the zoning ordinance provides that no existing residential use shall be converted so as to conflict with, or further conflict with, the lot area per dwelling unit requirements of the district in which such residential use is located; that under Section 8.6 (2) of the zoning ordinance the Board has no authority to permit the conversion of the 1st floor store to an additional 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: John Moran

CAL. NO. 415-97-A

APPEARANCES FOR: John Moran

MAP NO. 5-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 1997

PREMISES AFFECTED- 2328 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, John Moran, owner, on August 26, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the conversion of a non-conforming store on the ground floor to a dwelling unit in a 3 and ½ story brick store and 5 dwelling unit building, in an R4 General Residence District, on premises at 2328 N. Oakley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 20, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick building which contained a non-conforming store premises on the ground floor; that the store premises was recently converted to a conforming dwelling unit; that the conversion of a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exist nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the conversion of a non-conforming store on the ground floor to a dwelling unit in a 3 ½ story brick store and 5 dwelling unit building for a total of 6 dwelling units with no additional off-street parking required, on premises at 2328 N. Oakley Avenue, upon condition that the building is brought into compliance with all applicable building code requirements 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: Walter W. Nichols
APPEARANCES FOR: Walter W. Nichols
APPEARANCES AGAINST: None
PREMISES AFFECTED- 3023 W. Leland Avenue

CAL. NO. 416-97-A

MAP NO. 11-1

MINUTES OF MEETING:
November 21, 1997

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
X		
X		
		X
X		

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

APPLICANT: Jadwiga Horzycka

CAL. NO. 417-97-A

APPEARANCES FOR: Jadwiga Horzycka

MAP NO. 3-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 1997

PREMISES AFFECTED- 1100 N. Hermitage 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, Jadwiga Horzycka, owner, on September 17, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the conversion of a non-conforming store as a 3rd dwelling unit in a 3-story brick store and 2 dwelling unit building, in an R4 General Residence District, on premises at 1100 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 16, 1997, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 3-story brick non-conforming store and apartment building; that the appellant recently converted the non-conforming store on the ground floor of the building to a conforming dwelling unit for a total of 3 dwelling units in the building; that the conversion of a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 reverse and he is authorized to certify the conversion of a non-conforming store as a 3rd dwelling unit in a 3-story brick store and 2 dwelling unit building for a total of 3 dwelling units with no additional off-street parking required, on premises at 1100 N. Hermitage 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: Charmaine Sanders
APPEARANCES FOR: Charmaine Sanders
APPEARANCES AGAINST: None
PREMISES AFFECTED- 8256 S. Halsted Street

CAL. NO. 418-97-A
MAP NO. 20-G
MINUTES OF MEETING:
 November 21, 1997

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Charmaine Sanders, for David and Charmaine Sanders, owner, on August 25, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 8256 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 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 November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the appellant proposes to establish a beauty salon in the vacant store premises in the existing building; that the subject premises has been occupied by business uses, the last use having been for storage, a B4 use; that the change of use from storage to a beauty salon, a B4 use, 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 8256 S. Halsted 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 permit is issued.

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

APPLICANT: Pamela Abrahams
APPEARANCES FOR: Pamela Abrahams
APPEARANCES AGAINST: None
PREMISES AFFECTED- 1304 W. Estes Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 419-97-A
MAP NO. 17-G
MINUTES OF MEETING:
 November 21, 1997

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, Pamela Abrahams, for LT Management, owner, on August 25, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a non-conforming store in a 3-story brick multi non-conforming stores and apartment building, in an R4 General Residence District, on premises at 1304 W. Estes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick multi non-conforming stores and apartment building; that on May 22, 1991, the City Council rezoned the subject site from B4-4 Restricted Service to R4 General Residence, which rezoning rendered any business use located at the site non-conforming; that the appellant leased the subject store premises in April, 1996 for a beauty salon but was not told by the property owner that the area was not zoned for business use; that the appellant's lease for the premises has expired but she desires to remain at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a non-conforming store in a 3-story brick multi non-conforming stores and apartment building, on premises at 1304 W. Estes Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Josephine James

CAL. NO. 420-97-A

APPEARANCES FOR: Josephine James

MAP NO. 18-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 1997

PREMISES AFFECTED- 7332 S. Halsted 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, Josephine James, for Wilma Roberts, owner, on September 2, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a 2-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 7332 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 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 November 21, 1997; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the subject site is improved with a 2-story brick multi-store and apartment building with one store occupied by the subject barber shop; that the applicant has been located at the subject site since September, 1997; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop in a 2-story brick store and apartment building, on premises at 7332 S. Halsted 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; 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: Veronica Carrasco

CAL. NO. 421-97-A

APPEARANCES FOR: Veronica Carrasco

MAP NO. 12-J

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 1997

PREMISES AFFECTED- 3310 W. 55th 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, Veronica Carrasco, for Roberto Carrasco, owner, on September 16, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 3310 W. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered , 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,

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the subject store premises was previously occupied by a beauty salon, a B4 use, which ceased operated approximately 3 months ago; that licensing requirements have caused the case to be filed; that the re-establishment of a beauty salon at the subject site is a proper use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick store and apartment building, on premises at 3310 W. 55th 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: Denise Ginestro **CAL. NO.** 422-97-A

APPEARANCES FOR: David A. Epstein, Denise Ginestro **MAP NO.** 7-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 1997

PREMISES AFFECTED- 2631 N. Halsted 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, Denise Ginestro, for S & B Joint Venture, owner, on September 9, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2 ½ story frame store and apartment building, in a B3-2 General Retail District, on premises at 2631 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1997, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 2 ½ story frame store and apartment building with the subject beauty salon located in a below grade store premises; that the building is also occupied by a consignment boutique, a B4 use; that the appellant was previously located at 2621 N. Halsted Street for approximately 10 years before relocating to the subject site where she has operated a beauty salon for the last two years; that the subject store premises was previously occupied by an ice cream parlor; that a beauty parlor was a legal business use in the immediate area prior to the passage of the ordinance requiring B4 zoning for beauty salons; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2 ½ story frame store and apartment building, on premises at 2631 N. Halsted Street, upon condition 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: Beacon Sign & Lighting Co., Inc. **CAL. NO.** 423-97-A

APPEARANCES FOR: Anthony Garofalo **MAP NO.** 9-N

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 1997

PREMISES AFFECTED- 7032-36 W. Belmont Avenue (rear)

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, Beacon Sign & Lighting Co., Inc., for Joan and Michael Blasi, owner, on August 27, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a sign maintenance company in a 1-story brick garage building at the rear of a lot additionally improved with a 2-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 7032-36 W. Belmont Avenue (rear); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 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 8.3-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick garage building at the rear of a lot additionally improved with a 2-story brick store and apartment building; that the appellant operates a sign maintenance business in the 1-story rear garage building which consists of making vinyl, paper and board signs, installing signs for other companies and maintenance work on existing signs; that the rear garage building was previously occupied by a motor vehicle repair shop, a B4 use; that licensing requirements have caused the case to be filed; that in this case the making of signs is similar to a printing establishment operation, also a B4 use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a sign maintenance company in a 1-story brick garage building at the rear of a lot additionally improved with a 2-story brick store and apartment building, on premises at 7032-36 W. Belmont Avenue (rear), upon condition 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: Louis Hong and P & S Trading Co.* **CAL. NO.** 424-97-A
APPEARANCES FOR: Patrick Turner, Louis Hong **MAP NO.** 6-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
November 21, 1997
PREMISES AFFECTED- 610 W. 26th 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, Louis Hong, owner, and P & S Trading Co.*, on August 28, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale food market in a 2-story brick non-conforming store building, in an R4 General Residence District, on premises at 610 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 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 7.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick non-conforming store building; that the appellant Louis Hong is the owner of the subject property which has been occupied by a wholesale food market known as the Hong King Market Company since 1980; that on November 7, 1996, the City Council rezoned the site from C1-2 Restricted Commercial to R4 General Residence which rendered the 2-story brick store building and business use at the site non-conforming; that in January, 1995, Hong Kong Market Company sold all of its assets and name to Hop Kee, Inc. who continued to operate the business under a commercial lease agreement until March 31, 1997 at which time Hop Kee vacated and moved the business to another location; that appellant Louis Hong recently entered into a lease with appellant P & S Trading Co. for the operation of a wholesale food market at the subject site; that appellant Louis Hong had previously been issued a business license which expired in November, 1995 and which was not reapplied for by the previous tenant Hop Kee; that licensing requirements have caused this case to be filed; 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

*Amended at hearing.
 BAZ 12

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

MINUTES OF MEETING

November 21, 1997

Cal. No. 424-97-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a wholesale food market in a 2-story brick non-conforming store building, on premises at 610 W. 26th Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 5 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: Bernard A. Silver

CAL. NO. 425-97-A

APPEARANCES FOR: Bernard A. Silver

MAP NO. 7-G

APPEARANCES AGAINST: None

MINUTES OF MEETING:
November 21, 1997

PREMISES AFFECTED- 3017 N. Lincoln 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, Bernard A. Silver, owner, on September 10, 1997, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale food seasoning business in a 3-story brick store building, in a B3-2 General Retail District, on premises at 3017 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Sections 8.3-4, 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 21, 1997; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 3-story brick store and apartment building; that the store premises is vacant at this time; that the appellant's business consists of blending spices and selling the blends to a small, select group of restaurants; that the said business occupies 400 sq.ft. in the basement of the subject building and is a one-person operation; that the spice blending business was begun by the appellant's father in 1955 prior to the rezoning of the subject site in 1957 from Commercial to B3-2 General Retail zoning; 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 wholesale food seasoning business in a 3-story brick store and apartment building, on premises at 3017 N. Lincoln Avenue, upon condition 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: William G. Ray & Lorraine Moore **CAL. NO.** 426-97-A
APPEARANCES FOR: William G. Ray & Lorraine Moore **MAP NO.** 9-K
APPEARANCES AGAINST: Gary I. Wigoda, John G. Rooney **MINUTES OF MEETING:**
November 21, 1997
PREMISES AFFECTED- 3847 N. Kenneth 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, William G. Ray and Lorraine Moore, on September 22, 1997, filed an objector's appeal from the decision of the Office of the Zoning Administrator in granting an Exception to reduce the north side yard to zero instead of 5' in order to permit the erection of a 2-story 20' x 30' addition to the rear of a 2-story single-family dwelling, in an R3 General Residence District, on premises at 3847 N. Kenneth Avenue' and

WHEREAS, that on September 2, 1997, the Department of Zoning granted the Exception request of the owner of the property at 3847 N. Kenneth Avenue in zoning exception file #97-290-ZE; and

WHEREAS, a public hearing was held on this Objector's Appeal by the Zoning Board of Appeals at its regular meeting held on November 21, 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 finds the following: that the said use is located in an R3 General Residence District; that the subject site is a 67.67' x 150' lot improved with a 2-story single-family dwelling and a recently constructed 2-story 20' x 30' addition to the rear; that on September 3, 1997, Building Permit #97-856287 was issued to John Rooney, owner of the subject site property for the construction of a 2-story addition with basement and wood deck; that the existing 2-story single-family dwelling is already situated on its north property line; that the north wall of the new 2-story 20' x 30' addition follows the north wall of the existing building; that the subject building is separated from the objector's building at 3851 N. Kenneth by a driveway abutting the subject site to the north; that no evidence was presented to indicate that subject 2-story addition negatively affects the property at 3851 N. Kenneth Avenue; that the Board finds that the Zoning Administrator was correct and within his authority under Sections 11.7A-1 and 11.7A-3 (1) in granting the exception; it is therefore

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

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

APPLICANT: Lee Brown

CAL. NO. 427-97-S

APPEARANCES FOR: Lee Brown

MAP NO. 12-H

APPEARANCES AGAINST: None

MINUTES OF MEETING
November 21, 1997

PREMISES AFFECTED-- 5117 S. Damen 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 84-seat church in a 2-story brick building, in a B4-1 Restricted Service District.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 20, 1998.

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

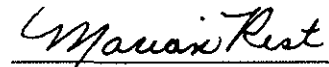
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

November 21, 1997

Member Martin moved that the Board do now adjourn.

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



Secretary