

**MINUTES OF A SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS**

held in Room 569 County Building on September 13, 1996
at 9:00 A.M. and 2:00 P.M.

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

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

MINUTES OF MEETING

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Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on August 16, 1996 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

September 13, 1996

Cal. No. 16-96-S

Michael Peoples, on September 13, 1996, presented a written request for an amendment to the special use approved by the Zoning Board of Appeals, on March 15, 1996, for the establishment of a tavern in a 2 ½ story brick and frame building, in a B4-2 Restricted Service District, on premises at 938 E. 75th Street, in Cal. No. 16-96-S.

Mr. Peoples stated that he was granted the special use to operate the tavern. Subsequent to the grant, he decided to put the liquor license in the name of his newly formed corporation called TWO, Corporation. The Certificate of Incorporation lists himself, Michael Peoples, as the President, Secretary and Treasurer and that all shares are owned by Michael Peoples. The TWO, Corporation was assigned business tax number 2697-3545 by the Illinois Department of Revenue. Mr. Peoples now requests that the resolution granted to himself to operate the tavern at 938 E. 75th Street in Cal. No. 16-96-S be amended to reflect the applicant in the case as TWO, Corporation which will be the licensee.

Chairman Spingola stated that the record of the case clearly shows that Michael Peoples was to be the operator of the tavern and moved that the requested amendment be approved and the resolution approved in Cal. No. 16-96-S be amended to reflect that TWO, Corporation is the applicant in the case. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 13, 1996

Cal. No. 251-95-S

Dean T. Maragos, for Cubby Bear Lounge, Ltd., applicant, presented a written request for an extension of time in which to obtain the necessary liquor license for the expansion of an existing tavern in a 2-story brick building by the establishment of a beer garden on the west side of the building, on premises at 1059 W. Addison Street, approved by the Zoning Board of Appeals on September 15, 1995, in Cal. No. 251-95-S.

Mr. Maragos stated that the Cubby Bear Lounge, Ltd. has been aggressively and diligently pursuing the issuance of a Beer Garden License but has experienced unavoidable delays in scheduling its appearance before the License Appeal Commission. Mr. Maragos stated that the hearing was rescheduled for October 1, 1996 and requests that the Board extend the term of validity of the special use granted on September 15, 1995.

Chairman Spingola moved that the request be granted and the term of validity of the special use granted to the applicant be extended to September 15, 1997 to allow the applicant to pursue the issuance of a Beer Garden License. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Chicago Board of Education **CAL. NO.** 313-96-Z
APPEARANCES FOR: Terry Diamond **MAP NO.** 11-I
APPEARANCES AGAINST: Nancy L. Wade **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 4220 N. Richmond Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on July 9, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story addition to the south side of the Bateman Elementary School, with no east and west front yards instead of 30' each, with no south side yard instead of 16', with no midway rear yard, and whose maximum floor area ratio will be 1.45 instead of 0.70, on premises at 4220 N. Richmond Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1996 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.7-3; 7.8-3, 7.9-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on July 29, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 101,345 sq.ft. lot improved with the 1, 2 & 3-story brick Bateman Elementary School building originally constructed in the 1920's and several modular classroom units; that the applicant proposes to erect a 3-story addition to the south side of the existing school building which will contain 22 classrooms, computer room, science laboratory, music and art rooms, library, administrative center and a lunch multi/purpose room and kitchen serving area; that the proposed addition will be linked to the existing school building and that the existing modular units will be removed upon construction of the proposed addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed addition can be built as designed or linked to the existing school building and that there will be insufficient off-street parking for school staff; that the plight of the owner is due to unique circumstances in that there is substantial overcrowding at the existing school building and a shortage of classroom space resulting in the daily busing of students to other schools outside of the neighborhood; that the proposed 3-story addition

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which will be constructed with materials that match the existing school building and will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story addition to the south side of the Bateman Elementary School, with no east and west front yards instead of 30', with no south side yard instead of 16', with no midway rear yard, and whose maximum floor area ratio will be 1.45 instead of 0.70, on premises at 4220 N. Richmond Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dr. Jerome Lee

CAL. NO. 318-96-Z

APPEARANCES FOR:

MAP NO. 24-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 9700 S. Bell Avenue

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

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Trinity United Church of Christ

CAL. NO. 319-96-Z

APPEARANCES FOR: Patricia Eggleston

MAP NO. 22-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 532 W. 95th Street

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Trinity United Church of Christ, owner, on July 15, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 38' x 83' office addition to the rear of a 1-story day care center, whose rear yard will be 2' instead of 30', on premises at 532 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 261' x 139' lot improved with a 1-story brick church building which also contains a day care center; that the applicant proposes to erect a 1-story 38' x 83' office addition to the rear of the existing 1-story portion of the building containing the day care center; 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 1-story 38' x 83' addition is necessary to support the day care center activities; that the plight of the owner is due to the configuration of the existing church building on the subject site lot which necessitates erecting the proposed 1-story addition in the rear yard; that the proposed addition will be compatible with existing improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 38' x 83' office addition to the rear of a 1-story day care center, whose rear yard will be 2' instead of 30', on premises at 532 W. 95th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rick Capps **CAL. NO.** 320-96-Z
APPEARANCES FOR: John J. George, Rick Capps **MAP NO.** 5-F
APPEARANCES AGAINST: Jane Byrne Thabit, et al. **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 1931 N. Mohawk Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		
		X

THE RESOLUTION:

WHEREAS, Rick Capps, for John Favia, owner, on July 18, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story single-family dwelling, whose front yard will be 12' instead of 15', with no north side yard and whose south side yard will be 1.083' instead of 2.22' each, and whose rear yard will be 20' instead of 30', on premises at 1931 N. Mohawk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-4, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 22.25' x 128.75' unimproved lot; that on May 19, 1995, the Board granted variations to Mohawk Partners, L.P./John Favia for the erection of a 4-story with penthouse single-family dwelling whose south side yard will be 13 inches and with no north side yard instead of 2.2' each, at the subject site, in Cal. No. 55-95-Z; that Mohawk Partners, L.P./John Favia had purchased the subject property for about \$330,000 and with demolition costs had about \$340,000 invested in the property; that construction of the aforesaid residence did not go forward for personal reasons and subsequently John Favia entered into a purchase agreement contract with the applicant Rick Capps for a purchase price of \$385,000; that the applicant now proposes to erect a \$1,500,000 3-story masonry single-family dwelling at the site with no north side yard and whose south side yard will be 13 inches, the same side yards as were granted in Cal. No. 55-95-Z, but also seeks a front yard of 12' instead of 15' and a rear yard of 20' instead of 30'; that the height of the proposed building at the front of the building is 48' and steps down at each level in a staircase fashion to the rear of the building at which point it is only 9 1/2 feet in height; that the rear of the building will setback 2 1/2 feet from the rear lot line so as not to be nearer than 8' to the center line of the adjoining 11' public alley; that the property in question cannot yield

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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 variations requested are necessary to construct a single-family dwelling with functional living space; that the plight of the owner is due to the narrow width of the subject lot which requires that the rooms be designed in a lineal fashion and that the requested variations are necessary in order to design a dwelling unit with functionally habitable living space; that the proposed single-family dwelling, as designed with its step down fashion at each level, will be compatible with existing residential improvements in the area many of which do not comply with the yard requirements of the zoning ordinance and that the variations, if granted, will not diminish an adequate supply of light and air to adjoining property and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family dwelling, whose front yard will be 12' instead of 15', with no north side yard and whose south side yard will be 1.083' instead of 2.22' each, and whose rear yard will be 20' instead of 30', on premises at 1931 N. Mohawk Avenue, upon condition that the rear of the building shall be setback 2 ½ feet from the rear lot line; 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: James W. Tudron

CAL. NO. 321-96-Z

APPEARANCES FOR: James W. Tudron

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 4854 N. Mason Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

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

THE RESOLUTION:

WHEREAS, James Tudron, owner, on July 19, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the 2nd floor of a 1 ½ story brick single-family dwelling, whose north side yard will be 3.04' and whose south side yard will be 3.08' instead of combined side yards of 9' and whose maximum floor area ratio will be approximately 0.61 instead of 0.50, on premises at 4854 N. Mason Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 28, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-2, 7.8-2 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is a 30' x 123.9' lot improved with a 1 ½ story brick single-family dwelling; that the applicant proposes to dormer the 2nd floor of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormer is necessary to add additional ceiling height to pre-existing bathroom and bedrooms to meet living space requirements of the applicant and his family; that the plight of the owner is due to the limited living space available in the existing 1 ½ story single-family dwelling; that the proposed dormer will not extend beyond the existing single-family dwelling and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the 2nd floor of a 1 ½ story brick single-family dwelling, whose north side yard will be 3.04' and whose south side yard will be 3.08' instead of combined side yards of 9' and whose maximum floor area ratio will be approximately 0.61 instead of 0.50, on premises at 4854 N. Mason Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James Ellis, Contract Purchaser **CAL. NO.** 322-96-Z
APPEARANCES FOR: Robert J. Pugliese, James Ellis **MAP NO.** 3-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 63 E. Bellevue Place
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

) WHEREAS, James Ellis, Contract Purchaser, for Jill Knudsen, owner, on July 22, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the replacement of an existing 2-story addition with a new 2-story addition with basement garage at the rear of a 3-story brick single-family dwelling, which addition is located in the required side and rear yards and will result in a 63 sq.ft. increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 63 E. Bellevue Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-5, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 17.5' x 108.59' lot improved with a 3-story brick single-family dwelling built to the rear lot line; that the applicant proposes to demolish an existing 2-story addition located at the rear of the existing single-family dwelling except for the east party wall which will remain in place, and erect a new two-story with basement level garage addition that will result in a 63 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; 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 living space and off-street parking to meet the needs of the applicant and his family; that the plight of the owner is due to the extremely narrow width of the subject site property and that any redesigning or remodeling of the existing rear two-story addition to accommodate a garage is economically unfeasible; that the proposed 2-story addition with basement garage will be compatible with the existing

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residential improvements abutting the site to the east and west and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the replacement of an existing 2-story addition with a new 2-story addition with basement garage at the rear of a 3-story brick single-family dwelling, which addition is located in the required side and rear yards and will result in a 63 sq. ft. increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 63 E. Bellevue Place, upon condition that all garbage containers shall be kept in the proposed garage and placed in the public alley only on pick-up day; 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: Edwin Walker (Pastor) **CAL. NO.** 323-96-Z
APPEARANCES FOR: Ray Broady, Edwin Walker **MAP NO.** 8-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 3527 S. Wabash Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Edwin Walker (Pastor), for Friendly Temple, owner, on July 22, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story 4,467 sq.ft. addition to an existing 2-story 250-seat church building, whose front yard will be 3.2' instead of 15' and whose rear yard will be 4' instead of 30', on premises at 3527 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50' x 153.5' lot improved with a 2-story church building; that the applicant proposes to erect a 1-story 4,467 sq.ft. addition to the existing church building; 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 2-story addition is necessary to update and improve the existing church building to make it handicapped accessible; that the applicant is expanding the existing pulpit area, relocating existing seating to the addition and bringing the fellowship hall facility from the second to the first floor; that the proposed addition is not for additional seating capacity; that the plight of the owner is due to unique circumstances in that the needs of the church have outgrown the over 50 year old existing church building; that the proposed 2-story addition will be compatible with existing improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 323-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 4,467 sq.ft. addition to an existing 2-story 250-seat church building, whose front yard will be 3.2' instead of 15' and whose rear yard will be 4' instead of 30', on premises at 3527 S. Wabash Avenue, provided the applicant shall obtain a special use approval from the Zoning Board of Appeals for the off-street parking spaces located in a lot across S. Wabash Avenue from the subject premises for which the applicant has an agreement with the Illinois Institute of Technology; 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: Theresa Mategrano **CAL. NO.** 324-96-Z

APPEARANCES FOR: Mark J. Ballard, Theresa Mategrano **MAP NO.** 2-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996

PREMISES AFFECTED- 1036 W. Polk Street

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Theresa Mategrano, owner, on July 24, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a partial 4th story addition to a 3-story brick 6-dwelling unit building, whose front yard will be 11.00' instead of 11.52', with no east side yard and whose west side yard will be 0.72' instead of 2.4' each, and which addition will result in a 15% (723 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1036 W. Polk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 23, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-4, 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 24' x 96' lot improved with a 3-story brick 6-dwelling unit building; that the applicant proposes to erect a partial 4th story addition to the existing 3-story 6-dwelling unit building which will result in a 723 sq. ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use is 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 living space in the dwelling unit occupied by the applicant and her family; that the plight of the owner is due to unique circumstances in that the applicant's son has lived in and managed the subject building for 15 years and that the proposed partial 4th story addition will provide enough additional living space in the dwelling unit so that her son and his family can continue to live in and manage the building without displacing any of the current tenants; that the variations, if granted, will not alter the essential character of the locality in that the proposed

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addition will follow existing exterior bearing walls, and will be set back approximately 10 feet from the Polk Street facade of the existing building; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a partial 4th story addition to a 3-story brick 6-dwelling unit building, whose front yard will be 11.00' instead of 11.52', with no east side yard and whose west side yard will be 0.72' instead of 2.4' each, and which addition will result in a 15% (723 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1036 W. Polk Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Kevin B. Clark

CAL. NO. 325-96-Z

APPEARANCES FOR: Kevin B. Clark

MAP NO. 20-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 8329 S. Kolmar Avenue

September 13, 1996

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Kevin B. Clark, owner, on July 26, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 26.81' x 40' addition containing a 3-car garage on the ground floor and living space above to the rear of a 1-story brick single-family dwelling, whose rear yard will be 8' instead of 30', on premises at 8329 S. Kolmar Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 24, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice there of by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R2- Single-Family 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 R2 Single-Family Residence District; that the subject site is a 7,066 sq. ft. irregularly-shaped lot with no alley access and situated on the southeast corner of S. Kolmar Avenue and W. 83rd Place and is improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a 2-story 26.81' x 40' addition containing a 3-car garage on the ground floor and living space above to the rear of the existing single-family dwelling at the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide adequate storage space for the applicant's three automobiles and to provide additional bedroom space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the proposed addition in the rear yard will allow locating a side driveway from the proposed garage onto W. 83rd Place at the narrowest part of the subject property thereby maintaining the integrity of the existing single-family dwelling on the subject lot; that the proposed addition will be compatible with the existing residential improvements in the block and will not impair an adequate supply of light and air to adjacent property; and that

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the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 26.81' x 40' addition containing a 3-car garage on the ground floor and living space above to the rear of a 1-story brick single-family dwelling, whose rear yard will be 8' instead of 30', on premises at 8329 S. Kolmar Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael J. O'Boyle **CAL. NO.** 326-96-S

APPEARANCES FOR: John J. Pikarski, Jr., Michael J. O'Boyle **MAP NO.** 3-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996

PREMISES AFFECTED- 1537 N. Western Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Michael J. O'Boyle, owner, on July 11, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building, in a B4-2 Restricted Service District, on premises at 1537 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4 (3), 8.7-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 25.06' x 107.66' unimproved lot; that the applicant proposes to erect a 3-story 3-dwelling unit building with first floor living space duplexed into the basement; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and growing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; that the proposed 3-dwelling unit building including the subject residential use on the ground floor will be an improvement of a vacant lot and compatible with existing mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building, on premises at 1537 N. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael J. O'Boyle **CAL. NO.** 327-97-Z
APPEARANCES FOR: John J. Pikarski, Jr., Michael J. O'Boyle **MAP NO.** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 1537 N. Western Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Michael J. O'Boyle, owner, on July 11, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 3-dwelling unit building, whose front yard will be 3', whose north side yard will be 1.23' and whose rear yard will be 28' instead of 12.9', 2.5', and 30', respectively, and whose lot area is 2,698 sq.ft. instead of 2,700 sq.ft., on premises at 1537 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4 (3), 8.7-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on September 13, 1996, the Board approved the establishment of a dwelling unit below the 2nd floor in a proposed 3-story 3-dwelling unit building to be erected at the subject site, in Cal. No. 326-96-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed yard variations are necessary to erect a 3-dwelling unit building containing adequate living space in the dwelling units; that the plight of the owner is due in part to the widening of N. Western Avenue which eliminated frontage from properties on the block; that compliance with the yard requirements would force the proposed 3-dwelling unit building to be built further back on the property which would reduce the living space in each unit; that the proposed 3-dwelling unit building will be compatible with existing residential improvements on the block which do not comply with the yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 327-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 3-dwelling unit building, whose front yard will be 3', whose north side yard will be 1.23' and whose rear yard will be 28' instead of 12.9', 2.5', and 30', respectively, and whose lot area is 2,698 sq. ft. instead of 2,700 sq. ft., on premises at 1537 N. Western Avenue, upon condition that adequate space shall be provided on the site for garbage containers; 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: Doris Murray **CAL. NO.** 328-96-S
APPEARANCES FOR: John J. Pikarski, Jr., Doris Murray **MAP NO.** 28-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 111 W. 111th Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Doris Murray, owner, on July 23, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 111 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with 1-story brick building previously occupied as a tavern since 1973 and which ceased operation a year ago; that the previous tavern ceased operation due to an inability to transfer title due to a liquor license moratorium in the 34th ward in which the site is located; that the liquor license moratorium was recently removed for the subject premises by Alderman Carrie Austin to allow the re-establishment of the proposed tavern under a new liquor license to be held by the applicant, Doris Murray and her corporation, "111 W. 111th Street Corporation"; that the re-establishment of a tavern at this location is necessary for the public convenience at this location; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; that the re-establishment of a tavern in the building on the subject site will be an improvement in a block containing vacant lots and abandoned buildings and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the re-establishment of a tavern in a 1-story brick building, on premises at 111 W. 111th Street, upon

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condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the liquor license for the proposed tavern at the subject site shall be issued to and held by the applicant Doris Murray and her corporation, "111 W. 111th Street Corporation."

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APPLICANT: Gregory J. Michalski

CAL. NO. 329-96-S

APPEARANCES FOR: Gregory J. Michalski

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 3236 S. Racine Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gregory J. Michalski, owner, on July 23, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the 2nd floor in the conversion of a 1 ½ story brick store building to a single-family residence, in a B2-1 Restricted Retail District, on premises at 3236 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is a 22.35' x 73.51' lot improved with a 1 ½ story brick store building; that the applicant seeks to establish a dwelling unit below the 2nd floor in the conversion of the existing building to a single-family residence; that the proposed use is necessary for the public convenience at this location to provide adequate living space for a single-family dwelling; that there is no demand for business uses in the area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; that the proposed establishment of residential use below the 2nd floor in the conversion of the subject building to single-family dwelling use will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit below the 2nd floor in the conversion of a 1 ½ story brick store building to a single-family residence, on premises at 3236 S. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Apostolic Church of God
APPEARANCES FOR: Laura Tilly, Arthur Brazier
APPEARANCES AGAINST: Shelby Westbrook
PREMISES AFFECTED- 6230-40 S. Kenwood Avenue
SUBJECT- Application for the approval of a special use

CAL. NO. 330-96-S

MAP NO. 14-D

MINUTES OF MEETING:
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ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Apostolic Church of God, for City of Chicago, owner, on September 10, 1996, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 52 private passenger automobiles, in an R5 General Residence District, on premises at 6230-40 N. Kenwood Avenue, to serve a church located at 6320 S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 24, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.4-1 (4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an 5 General Residence District; that the subject site is an unimproved lot; that the applicant proposes to establish an accessory parking lot for 52 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve the applicant church located at 6320 S. Dorchester 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 will help alleviate on-street parking in the area and prevent fly-dumping on the site and that with fencing and landscaping will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 52 private passenger automobiles, on premises at 6230-40 S. Kenwood Avenue, to serve a church located a 6320 S. Dorchester Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following condition shall have been complied with: that the lot

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shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting driveways, with wrought-iron fencing; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Kenwood Avenue; that there shall be no ingress nor egress from the public alleys abutting the site to the south and west; that the driveways shall be constructed in accordance with applicable ordinances; that the proposed parking lot shall be securely locked at all times when not in use by the applicant church; that landscaping shall be provided as shown on the site plan prepared by Ray/Dawson, P.C., Architects & Engineers, dated June 28, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Apostolic Church of God **CAL. NO.** 331-96-S
APPEARANCES FOR: Laura Tilly, Arthur Brazier **MAP NO.** 16-D
APPEARANCES AGAINST: Shelby Westbrook **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 6310-12 S. Kenwood Avenue/1327-35 E. 63rd Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Apostolic Church of God, for City of Chicago and Apostolic Church of God, owner, on July 26, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 37 private passenger automobiles, in a B4-3 Restricted Service District, on premises at 6310-12 S. Kenwood Avenue/1327-35 E. 63rd Street, to serve a church located at 6320 S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 134' x 168.8' unimproved lot; that the applicant proposes to establish an off-site accessory parking lot for 37 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve the applicant church located at 6320 S. Dorchester Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed use will help alleviate on-street parking and prevent illegal fly dumping on the site and that with fencing and landscaping will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 37 private passenger automobiles, on premises at 6310-12 S. Kenwood Avenue/1327-35 E. 63rd Street, to serve a church located at 6320 S. Dorchester Avenue; upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial

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vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the driveway, with wrought-iron fencing; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Kenwood Avenue; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked when not in use by the applicant church; that landscaping shall be provided as indicated on the site plan prepared by Ray/Dawson, P.C. Architects and Engineers, dated June 28, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Apostolic Church of God **CAL. NO.** 332-96-S
APPEARANCES FOR: Laura Tilly, Arthur Brazier **MAP NO.** 16-D
APPEARANCES AGAINST: Shelby Westbrook **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 6318-38 S. Kenwood Avenue
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Apostolic Church of God, owner, on July 26, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 76 private passenger automobiles, in an R5 General Residence District, on premises at 6318-38 S. Kenwood Avenue, to serve a church located at 6320 S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is an unimproved lot; that the applicant proposes to establish an off-site accessory parking lot for 76 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location serve the applicant church located at 6320 S. Dorchester 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 off-site accessory parking lot will help alleviate on-street parking in the area and prevent fly dumping on the site and that with fencing and landscaping will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 76 private passenger automobiles, on premises at 6318-38 S. Kenwood Avenue, to serve a church located at 6320 S. Dorchester Avenue, upon condition that no use shall be made of the site for the purpose requested under the following conditions shall have been complied with: that the lot shall

MINUTES OF MEETING

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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 lot shall be enclosed, excepting driveways, with wrought-iron fencing; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Kenwood Avenue; that there shall be no ingress nor egress from public alleys abutting the site to the west and north; that the driveways shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; that landscaping shall be provided in accordance with plans submitted by Ray/Dawson, P.C, Architects and Engineers, dated June 28, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: A T & T Wireless Service, Inc.

CAL. NO. 333-96-S

APPEARANCES FOR: John J. Riley

MAP NO. 5-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 6254 W. North Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, A T & T Wireless Service, Inc., for Commonwealth Edison, owner, on July 24, 1996, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the erection of a monopole antenna structure approximately 85' high and an accessory electronic equipment shelter for a Personal Communication Service Business, in a B2-1 Restricted Retail District, on premises at 6254 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is a 50' x 125' lot improved with a Commonwealth Edison substation building; that the applicant proposes to erect a monopole antenna structure approximately 85' high and an accessory electronic equipment shelter at the subject site for a Personal Communication Service business; that PCS facilities are laid out in a grid pattern and the spacing, height and location of the component site are critical for the successful operation of the system; that the proposed use is necessary for the public convenience at this location to allow the proposed antenna to operate as an integral unit in the PCS system in the metropolitan area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed antenna structure and accessory electronic equipment shelter in that the facility will not interfere with any other form of public or private communication system and that the proposed use will comply with all applicable Federal Communications Commission standards; that the proposed use will be compatible with the existing Commonwealth Edison substation building at the subject site and with other existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is

MINUTES OF MEETING

September 13, 1996

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therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Office of the Zoning Administrator is authorized to permit the establishment of a monopole antenna structure approximately 85' high and an accessory electronic equipment shelter for a Personal Communication Service business, on premises at 6254 W. North Avenue, upon condition that the applicant complies with the minimum setback requirement of at least 55 feet from the property of the adjoining R3 General Residence District; that a solid wood fencing shall be installed along the rear and side property lines; that all applicable standards of the Federal Communications Commission shall be complied with; 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: Awad Ahmed

CAL. NO. 334-96-S

APPEARANCES FOR:

MAP NO. 9-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 5534 W. Belmont Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION DISMISSED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Benjamin Munoz

CAL. NO. 335-96-S

APPEARANCES FOR:

MAP NO. 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2759 W. 18th Street

September 13, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 20, 1996.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Alberto Aponte

APPEARANCES FOR: Gary I. Wigoda, Alberto Aponte

APPEARANCES AGAINST:

PREMISES AFFECTED- 4732 W. North Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

CAL. NO. 336-96-S

MAP NO. 5-K

MINUTES OF MEETING:
September 13, 1996

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alberto Aponte, owner, on July 12, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a hand car wash as part of an auto detailing center in a 1-story brick building, in a C2-1 General Commercial District, on premises at 4732 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.4-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-1 General Commercial District; that the subject site is improved with a 1-story building occupied by an auto detailing center; that the applicant seeks to establish a hand car wash as part of the existing business operation at the subject site; that the proposed use is necessary for the public convenience at this location to provide a necessary service to motorists in this area of the city; that all automobiles will be hand washed within the existing premises to insure that the public health, safety and welfare will be adequately protected; that the proposed use will be compatible with the predominantly auto-related business uses on this part of W. North Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a hand car wash as part of an auto detailing center in a 1-story brick building, on premises at 4732 W. North Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 9 P.M., Monday through Saturday; that all car washing activity shall be performed within the existing 1-story building

MINUTES OF MEETING

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Cal. No. 336-96-S

at the subject site and that no car washing activity shall be performed in the city street, sidewalk or public alley; that a 6 feet high solid wood screening fence shall be erected on the north property line abutting the public alley; 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: Waterfront Ventures

CAL. NO. 337-96-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 13, 1996

PREMISES AFFECTED- 1177 N. Elston Avenue

SUBJECT-

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 20, 1996.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: George L. Ramirez

CAL. NO. 338-96-A

APPEARANCES FOR: George L. Ramirez

MAP NO. 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 3107-09 W. 38th 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
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, George L. Ramirez, for Delma Almodovar, owner, on July 23, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair business in a 1-story brick garage building, in an R3 General Residence District, on premises at 3107-09 W. 38th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1996, reads”
“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3.”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick non-conforming garage building; that on November 19, 1993 the Board approved the establishment of an auto-customizing shop in the subject 1-story non-conforming garage building, in Cal. Nol. 324-93-A; that the appellant seeks to establish an auto repair business at the subject site; that no body, fender work or spray painting will be conducted at the subject site; that the change of use from an auto customizing business to an auto repair business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning administrator be and it hereby is reversed and he is authorized to permit the establishment of an auto repair business in a 1-story brick garage building, on premises at 3107-09 W. 38th Street, upon condition that all painting and graffiti presently existing on the front and door of the existing building shall be removed; that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M, Monday through Friday and from 9 A.M. to 2 P.M., 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: Russell Ogorek

CAL. NO. 339-96-A

APPEARANCES FOR:

MAP NO. 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 13, 1996

PREMISES AFFECTED- 3817-19 S. Archer Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Wesley Louder

CAL. NO. 340-96-A

APPEARANCES FOR: Wesley Louder

MAP NO. 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2035 W. 70th Street

September 13, 1996

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Wesley Louder, owner, on July 24, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1 ½ story frame building as 2 dwelling units, in an R2 Single-Family Residence District, on premises at 2035 W. 70th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 1996, reads:
 Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-2.”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that evidence presented indicates that the 1 ½ story frame building at the subject site has been occupied by 2 dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as two dwelling units provided that the building complies with all applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 1 ½ story frame building as two dwelling units, on premises at 2035 W. 70th Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Shirley L. Sylva

CAL. NO. 341-96-A

APPEARANCES FOR: Shirley L. Sylva, Daniel Sylva

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 13, 1996

PREMISES AFFECTED- 8158 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
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Shirley Sylva, for Morris and Irma Penrice, owner, on July 26, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale and installation of automotive accessories and rental of U-Haul trailers and trucks and tools in a former service station building, in a B2-1 Restricted Retail District, on premises at 8158 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1996, reads:

“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2.”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposes uses are to be located in a B2-1 Restricted Retail District; that the subject site is situated at the intersection of W. 82nd Street and S. Halsted Street and is improved with a 1-story brick and metal former auto service station building; that on March 15, 1985, the Board approved the establishment of an automobile repair shop in the existing former service station building at the subject site, in Cal. No. 108-85-A; that the appellant proposes to establish at the subject site a business, DeSylva Mega Systems Emporium, for the purpose of installing automotive accessories, such as alarm systems, stereos and rent tools, U-Haul trailers and trucks; that the appellant also wishes to sell, rent, and service computers and computer hardware, and also offer computerized services such as copier, faxing, desktop computerized publishing services; that the applicant is presently renting the subject premises with option to purchase; that the appellant was told by the current owner that the subject property could be used for the rental of U-Haul Trucks and that acting on that information, the appellant initiated procedures to become a U-Haul Truck dealer; that the prior service station use is permitted in a B4 zoning district; that copier, faxing and desktop computerized publishing are uses permitted in a B4 zoning district; that although truck rental is first permitted in a Commercial zoning district, the amount of truck and trailer rental and sale of tools is only a portion of the proposed business uses at the subject premises;

MINUTES OF MEETING

September 13, 1996

Cal. No. 341-96-A

that the change of use from an automobile service station business to a computer sales and repair business with various computerized publishing services and U-Haul Trailer and truck rental service is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 sale, renting, and repair of computers and computer hardware, computerized desktop publishing services, and the sale and installation of automotive accessories and rental of U-Haul trailers and trucks and tools in a former service station building, on premises at 8158 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 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: Bernice Wilson & Flabia Thembeke **CAL. NO.** 342-96-A
APPEARANCES FOR: Edward M. Lupa, Bernice Wilson **MAP NO.** 18-I
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 2747 W. 71st 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
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bernice Wilson and Flabia Thembeke, for Nicholas P. Bell, owner, on July 29, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a coin-operated launderette in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 2747 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996; and

WHEREAS, the district maps show that the premises are 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 vacant 1-story brick store building; that on August 16, 1985 the Board sustained an appeal permitting the continued operation of a self-service launderette in the 1-story brick building at the subject site, in Cal. No. 281-85-A; that a self-service launderette has been in continuous operation at the subject site for over 30 years until the prior owner sold the premises in February, 1995; that the launderette equipment has remained in place since February of 1995; that there has been no intent to abandon the site as a launderette; that the launderette use was rendered non-conforming when the City Council on December 28, 1978 rezoned the site from B4-1 to B2-1 Restricted Retail; 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 re-establishment of a coin-operated launderette in a 1-story brick building, on premises at 2747 W. 71st Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., daily; that an attendant shall be on premises during business hours; 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: Maria A. Bander

CAL. NO. 343-96-A

APPEARANCES FOR: Maria A. Bander

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2843-45 S. Kostner Avenue

September 13, 1996

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Maria A. Bander, for Juan Vega, owner, on July 30, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 1-story frame non-conforming store building, in an R3 General Residence District, on premises at 2843-45 S. Kostner Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a vacant 1-story frame non-conforming store building; that on September 28, 1979 the Board sustained an appeal permitting the establishment of a restaurant and tavern in the subject building, in Cal. No. 230-79-A; that the restaurant and tavern use ceased operation in 1989 although the liquor license was valid until 1994 for private parties; that the appellant seeks to establish a grocery store in the subject building; that Section 6.4-5 of the zoning ordinance states that a building or structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located; that under Sections 6.4-5 and 7.3-3 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Acme Wiley Corp.

CAL. NO. 344-96-A

APPEARANCES FOR:

MAP NO. 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 13, 1996

PREMISES AFFECTED- 7501 S. State 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
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Chicago Board of Education

CAL. NO. 345-96-S

APPEARANCES FOR: Terry Diamond

MAP NO. 24-A

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 9912 S. Avenue H

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
		X

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story 14,000 sq.ft. school annex on the southwesterly part of the Douglas Taylor Elementary School site, whose west front yard will be 10' instead of 15', whose south side yard will be 10' instead of 20' and with no midway rear yard instead of 60', on premises at 9912 S. Avenue H; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an 82,289 sq.ft. lot improved with the 3-story brick Douglas Taylor Elementary School building originally constructed in the 1960's; that the applicant proposes to erect a 1-story 14,000 sq.ft. annex on the southwesterly part of the school site which will contain 8 classrooms and which will be linked to the existing school building; 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 variations requested are necessary to construct and link the proposed annex to the existing school building; that the plight of the owner is due to unique circumstances in that the existing school does not have classrooms for its 7th and 8th grade students who presently have to attend the Gallistel Language Academy which is itself overcrowded; that the proposed 8 classroom annex will provide the needed classrooms and space to bring back the 7th and 8th grade students; that the proposed annex will be compatible with the existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

Cal. No. 345-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 14,000 sq.ft. school annex on the southwesterly part of the Douglas Taylor Elementary School site, whose west front yard will be 10' instead of 15', whose south side yard will be 10' instead of 20' and with no midway rear yard instead of 60', on premises at 9912 S. Avenue H, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 346-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 28-A

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3611 E. 114th Street

September 13, 1996

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 14,271 sq.ft. school annex on the southwesterly part of the George Washington Elementary School site, with no midway rear yard instead of 60', on premises at 3611 E. 114th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is a 192,948 sq.ft. lot improved with the 2-story brick George Washington Elementary School originally constructed in the 1970's; that the applicant proposes to erect a 1-story 14,271 sq.ft. annex on the southwesterly part of the existing school site which will contain 10 classrooms and which will be linked to the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed annex can not be linked to the existing school building and valuable playground space will be lost; that the plight of the owner is due to unique circumstances in that the existing school building is overcrowded resulting in the busing of students to other schools outside of the attendance area and that the current lack of classrooms certain special education and programs cannot be provided at George Washington Elementary School; that the proposed annex will be 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

MINUTES OF MEETING

September 13, 1996

Cal. No. 346-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the Zoning Ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 14,271 sq.ft. school annex on the southwesterly part of the George Washington Elementary School site, with no midway rear yard instead of 60', on premises at 3611 E. 114th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 347-96-Z

APPEARANCES FOR: Langdon D. Neal

MAP NO. 16-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 3849 W. 69th Place

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 14,271 sq.ft. school annex on the south-center part of the Edward Hurley Elementary School site, with no midway rear yard instead of 56.4', on premises at 3849 W. 69th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.9-2."

and

WHEREAS, a public hearing was held on this application by Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is a 160,145 sq.ft. lot improved with the 2-story brick Edward Hurley Elementary School building originally constructed in the 1920's; that the proposed 1-story 14,271 sq.ft. annex is presently under construction; that the proposed annex will contain 10 classrooms and will be linked to the existing school building; that property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variation requested the proposed annex can not be linked to the existing school building and valuable playground area will be lost; that the plight of the owner is due to unique circumstances in that the existing school is overcrowded which results in students being bused to other schools outside of the attendance area and insufficient space for the special education programs that are needed; that the proposed annex will be compatible with existing residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

Cal. No. 347-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 14,271 sq.ft. school annex on the south-center part of the Edward Hurley Elementary School site, with no midway rear yard instead of 56.4 feet, on premises at 3849 W. 69th Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education **CAL. NO.** 348-96-S
APPEARANCES FOR: Langdon D. Neal **MAP NO.** 14-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 5825 S. Kostner Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 14,271 sq.ft. school annex on the southwesterly part of the Louis Pasteur Elementary School site, with no midway rear yard instead of 60', on premises at 5825 S. Kostner Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.8-2".

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is a 189,480 sq.ft. lot improved with the 2-story Louis Pasteur Elementary School building originally constructed in the 1920's; that the applicant proposes to erect a 1-story 14,271 sq.ft.annex on the southwesterly part of the existing school site which will contain 10 classrooms and which will be linked to the existing school building; 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 variation requested is necessaery to link the proposed annex to the existing school building; that the plight of the owner is due to unique circumstances in that the existing school is overcrowded which results in the daily busing of students to other schools outside of the attendance area and lack of classrooms for special education programs; that the proposed annex will be compatible with existing residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

Cal. No. 348-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 14,271 sq.ft. school annex on the southwesterly part of the Louis Pasteur Elementary School site, with no midway rear yard instead of 60', on premises at 5825 S. Kostner Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 349-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 24-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 10015 S. Leavitt Street

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 7, 1996, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a 1-story 10,011 sq.ft. school annex on the southeasterly part of the Elizabeth Sutherland Elementary School site, with no midway rear yard instead of 60', and whose maximum floor ratio will be 0.6 instead of 0.5, on premises at 10015 S. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-1, 7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R1 Single-Family 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 R1 Single-Family Residence District; that the subject site is a 151,789 sq.ft. lot improved with the 2-story brick Elizabeth Sutherland Elementary School building originally constructed in the 1920's; that the applicant proposes to erect a 1-story 10,011 sq.ft. annex on the southeasterly part of the existing school site which will contain 6 classrooms and will be linked to the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed annex would not be able to be linked to the existing school; that the plight of the owner is due to unique circumstances in that the existing school building is overcrowded which results in busing 118 students to another school outside of Sutherland Elementary School boundaries; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

Cal. No. 349-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 10,011 sq.ft. school annex on the southeasterly part of the Elizabeth Sutherland Elementary School site, with no midway rear yard instead of 60', and whose maximum floor area ratio will be 0.6 instead of 0.5, on premises at 10015 S. Leavitt Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education **CAL. NO.** 350-96-Z
APPEARANCES FOR: Langdon D. Neal **MAP NO.** 12-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 4815 S. Karlov Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit in an R3 General Residence District, the erection of a 1-story 16,500 sq.ft. school annex on the southerly part of the Richard Edwards Elementary School site, whose east side yard will be 9' instead of 20' and with no midway rear yard instead of 60', on premises at 4815 S. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 6, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-3, 7.9-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 160,736 sq.ft. lot improved with the 2-story brick Richard Edwards Elementary School building originally constructed in the 1920's; that the applicant proposes to erect a 1-story 16,500 sq.ft. annex on the southerly part of the existing school site which will contain 12 classrooms and which will be linked to the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed annex cannot be linked to the existing school building and valuable playground area will be lost; that the plight of the owner is due to unique circumstances in that the existing school building is overcrowded which results in students being bused daily to other schools outside of the attendance area; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

Cal. No. 350-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 16,500 sq.ft. school annex on the southerly part of the Richard Edwards Elementary School site, whose east side yard will be 9' instead of 20' and with no midway rear yard instead of 60', on premises at 4815 S. Karlov Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 351-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 9-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 4201 W. Henderson Street

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

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

THE RESOLUTION:

WHEREAS, Chicago Board of Education,, owner, on August 7, 1996, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 16,500 sq.ft. school annex on the west part of the Jonathon Scammon Elementary School site, whose west side yard will be 10' instead of 20' and with no midway rear yard instead of 60', on premises at 4201 W. Henderson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-3 (4), 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 132,858 sq.ft. lot improved with the 2-story brick Jonathon Scammon Elementary School building originally constructed in the 1920's; that the application proposes to erect a 1-story 16,500 sq.ft. annex on the west part of the existing school site; that existing modular units at the site will be removed when the proposed annex is built; that the proposed school annex will contain 12 classrooms and will be linked to the existing school building; 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 variations requested are necessary in order to construct the proposed annex in such as manner so that it can be linked to the existing school building; that the plight of the owner is due to unique circumstances in that the existing school building is overcrowded which results in the daily busing of students to other schools due to lack of classroom space in the school; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING
September 13, 1996
Cal. No. 351-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 16,500 sq.ft. school annex on the west part of the Jonathon Scammon Elementary School site, whose west side yard will be 10' instead of 20' and with no midway rear yard instead of 60', on premises at 4201 W. Henderson Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 352-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 1234 N. Monticello Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education,, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 16,500 sq.ft. school annex on the southwesterly part of the Daniel R. Cameron Elementary School site, with no midway rear yard instead of 60' and whose maximum floor area ratio will be 1.35 instead of 0.70, on premises at 1234 N. Monticello Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 109,250 sq.ft. lot improved with the 3-story Daniel R. Cameron Elementary School building originally constructed in the 1920's; that the applicant proposes to erect a 1-story 16,500 sq.ft. annex on the southwesterly part of the existing school site to contain 12 classrooms and which will be linked to the existing school building; 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 variations requested are necessary due to the existing school building already exceeds the permitted floor area ratio for the site and the necessity of linking the proposed annex to the existing school building; that the plight of the owner is due to unique circumstances in that the existing school is overcrowded which results in its inability to meet district and state education requirements and the daily busing of students to other schools due to lack of space; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

Cal. No. 352-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 16,500 sq.ft. school annex on the southwesterly part of the Daniel R. Cameron Elementary School site, with no midway rear yard instead of 60' and whose maximum floor area ratio will be 1.35 instead of 0.70, on premises at 1234 N. Monticello Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 353-96-Z

APPEARANCES FOR: Langdon D. Neal

MAP NO. 7-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 2828 N. Kilbourn Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on August 5, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 14,271 sq.ft. school annex on the southwesterly part of the John Barry Elementary School site, whose east and west front yards will be 5' each instead of 20' each, whose south side yard will be 10' instead of 12', and with no midway rear yard instead of 60', on premises at 2828 N. Kilbourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-3, 7.8-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 128,390 sq.ft. lot improved with the 2-story brick John Barry Elementary School building originally constructed in the 1920's; that the applicant proposes to erect a 1-story 14,271 sq. ft. annex on the southwesterly part of the existing school building which will contain 10 classrooms and which will be linked to the existing school building; 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 variations requested are necessary to locate the proposed annex on the subject site lot in such a manner that it can be linked to the existing school building and preserve existing playground space; that the plight of the owner is due to unique circumstances in that the existing school is overcrowded resulting in lack of sufficient classrooms and facilities to meet educational requirements and daily busing of students to other schools located outside of the attendance area; that the John Barry Elementary School is presently on controlled enrollment in that children who move into the attendance area are assigned to other schools because there is no room at the John Barry School; that the proposed 10 classroom annex will help alleviate the overcrowding; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations,

MINUTES OF MEETING

September 13, 1996

Cal. No. 353-96-Z

if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 14,271 sq.ft. school annex on the southwesterly part of the John Barry Elementary School site, whose east and west front yards will be 5' each instead of 20' each, whose south side yard will be 10' instead of 12', and with no midway rear yard instead of 60', on premises at 2828 N. Kilbourn Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education **CAL. NO.** 354-96-Z
APPEARANCES FOR: Langdon D. Neal **MAP NO.** 5-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 13, 1996
PREMISES AFFECTED- 6333 W. Bloomingdale Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education,, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 16,500 sq.ft. school annex on the center part of the Joseph Lovett Elementary School site, with no midway rear yard instead of 60', on premises at 6333 W. Bloomingdale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.9-3."
 and

WHEREAS,. a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is an irregular shaped 108,652 sq.ft. lot improved with the 2-story brick Joseph Lovett Elementary School building; that the applicant proposes to erect a 1-story 16,500 sq.ft. annex on the center part of the existing school site which will contain 12 classrooms and which will be linked to the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed annex will not be able to be linked to the existing school and some playground area would have to be used for off-street parking because of the configuration of the existing school building on this irregularly shaped lot; that the plight of the owner is due to unique circumstances in that the existing elementary school is overcrowded resulting in lack of classroom space to meet educational requirements and that students are daily bused to other schools outside of the attendance area; that the existing school is presently on controlled enrollment in that children who have moved into the attendance area are assigned to other schools because there is no room in the Lovett School; that the proposed annex will be compatible with existing improvements in the neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 13, 1996

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 16,500 sq.ft. school annex on the center part of the Joseph Lovett Elementary School site, with no midway rear yard instead of 60', on premises at 6333 W. Bloomingdale Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 355-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 4950 N. Avers Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education,, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story 16,500 sq.ft. school annex on the the southwesterly part of the Alessandro Volta Elementary School site, whose south side yard will be 15' instead of 20', on premises at 4950 N. Avers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.8-4 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 155,951 sq.ft. lot improved with the 3-story brick Alessandro Volta Elementary School originally constructed in the 1920's; that the applicant proposes to erect a 1-story 16,500 sq.ft. annex on the southwesterly part of the existing school site which will contain 12 classrooms; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variation requested the proposed annex could not be constructed at the site due to part of the subject site being a vacated street containing underground utility systems; that the plight of the owner is due to unique circumstances in that the existing Volta School is overcrowded which results in a lack of sufficient classrooms and facilities to meet educational requirements and daily busing of students outside of the attendance area; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 355-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 16,500 sq.ft. school annex on the southwesterly part of the Alessandro Volta Elementary School site, whose south side yard will be 15' instead of 20', on premises at 4950 N. Avers Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 356-96-Z

APPEARANCES FOR: Langdon D. Neal

MAP NO. 13-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 5051 N. Kenneth Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education,, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 14,271 sq.ft. school annex on the southeasterly part of the John Palmer Elementary School site, with no midway rear yard instead of 60', on premises at 5051 N. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 23, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 R2 Single-Family Residence District; that the subject site is a 167,270 sq.ft. lot improved with the 2-story brick John Palmer Elementary School building originally constructed in the 1920's; that the applicant proposes to erect a 2-story 14,271 sq. ft annex on the southeasterly part of the existing school site which will contain 10 classrooms and which will be linked to the existing school building; 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 without the variation requested the proposed annex cannot be linked to the existing school building; that the plight of the owner is due to unique circumstances in that the existing Palmer School is overcrowded resulting in lack of adequate classroom space and daily busing of students to other schools outside the attendance area; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 356-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 14,271 sq.ft. school annex on the southeasterly part of the John Palmer Elementary School site with no midway rear yard instead of 60', on premises at 5051 N. Kenneth Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 357-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 13-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 13, 1996

PREMISES AFFECTED- 5025 N. Laramie Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education,, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 16,500 sq.ft. school annex on the northwesterly part of the Jean Baptiste Beaubien Elementary School site, with no midway rear yard instead of 60' and whose maximum floor area ratio will be 0.87 instead of 0.70, on premises at 5025 N. Laramie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on September 13, 1996 after due notice thereof by publication in the Chicago Sun-Times on August 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 136,268 sq.ft. lot improved with the 4-story brick Jean Baptiste Beaubien Elementary School originally constructed in the 1920's; that the applicant proposes to erect a 1-story 16,500 sq.ft. annex on the northwesterly part of the existing school site which will contain 12 classrooms and which will be linked to the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested the proposed annex cannot be built or linked to the existing school building and that playground space will have to be used for off-street parking spaces; that the plight of the owner is due to unique circumstances in that Beaubien School's gifted student program is presently located at Burbank Elementary School and that as Burbank School is overcrowded, the applicant seeks to relocate the gifted student program back to Beaubien School, which has available vacant space on the site for an annex for it, thus releasing valuable classroom space to meet Burbank School's local student educational needs; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations, if granted,

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will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 16,500 sq.ft. school annex on the northwesterly part of the Jean Baptiste Beaubien Elementary School site, with no midway rear yard instead of 60' and whose maximum floor area ratio will be 0.87 instead of 0.70, on premises at 5025 N. Laramie Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

The motion prevailed and the Board adjourned to meet in regular meeting on September 20, 1996.


Secretary