

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

held in Room 201A City Hall, October 19, 1995
at 9:00 A.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Demetri Konstantelos
Gigi McCabe-Miele
Thomas S. Moore

MINUTES OF MEETING

October 19, 1995

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on September 15, 1995 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Frenchie L. Noel & Bernice K. Noel

CAL. NO. 265-95-A

APPEARANCES FOR: Frenchie L. Noel

MAP NO. 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1128-30 N. Ridgeway Avenue

October 19, 1995

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, Frenchie L. Noel and Bernice K. Noel, owner, on August 10, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 6 dwelling units in a 2-story with basement brick building, in R3 General Residence District, on premises at 1128-30 N. Ridgeway Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 31, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1(4)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special hearing held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story with basement brick apartment building; that testimony presented indicates that the appellant purchased the subject building in April 1990 as a six dwelling unit building; that City of Chicago Water Department records dated September 1, 1949 indicate 6 dwelling units; that it appears that the subject building was converted to six dwelling units either during World War II, or immediately after during the housing shortage that occurred at that time; that the applicant has a right to occupy the 2-story building as 6 dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify six dwelling units in a 2-story with basement brick building, on premises at 1128-30 N. Rdgeway Avenue, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; 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: Joseph Gallagher

CAL. NO. 266-95-A

APPEARANCES FOR: Joseph Gallagher

MAP NO. 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 2501 W. 46th 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, Joseph Gallagher, owner, on August 16, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a tavern to 2 dwelling units for a total of four dwelling units in a 2-story frame building, in an R3 General Residence District, on premises at 2501 W. 46th Street; and

WHEREAS, the decision the Office of the Zoning Administrator rendered August 14, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5-3."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame building with a former tavern premises on the first floor and two dwelling units on the 2nd floor; that the appellant has owned the subject property for 12 years; that the appellant seeks to convert the non-conforming tavern premises to two conforming dwelling units for a total of four dwelling units in the subject building; that the conversion of a non-conforming tavern use to two conforming dwelling units is a proper substitution of use under Section 6.4-7 of the zoning ordinance in this residential district; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a tavern to 2 dwelling units for a total of 4 dwelling units in a 2-story frame building, on premises at 2501 W. 46th Street, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: M. Guadalupe Ayala

CAL. NO. 267-95-A

APPEARANCES FOR: M. Guadalupe Ayala

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 1848 N. Kedzie Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, M. Guadalupe Ayala, owner, on August 18, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 8 dwelling units in a three-story brick building, in an R4 General Residence District, on premises at 1848 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story with English basement brick building; that evidence presented indicates that the subject building has been occupied as 8 dwelling units since prior to the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 8 dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the 3-story with English basement brick building as 8 dwelling units, on premises at 1848 N. Kedzie Avenue, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances shall be complied with before a permit is issued.

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

APPLICANT: Jose & Javier Cortez

CAL. NO. 268-95-A

APPEARANCES FOR: Donald J. Mock, Jose Cortez

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 2124 W. Shakespeare Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jose and Javier Cortez, owner, on August 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify three dwelling units in an existing 1 ½ story with basement brick building, partly in a B4-2 Restricted Service District and partly in an R3 General Residence District, on premises at 2124 W. Shakespeare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 3, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

WHEREAS, the district maps show that the premises is located partly in a B4-2 Restricted Service District and partly in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located partly in a B4-2 Restricted Service District and partly in an R3 General Residence District; that the subject site is improved with a 1 ½ story with basement brick residential building with attic dormers; that evidence presented indicates that the 1 ½ story with basement brick building has been occupied as three dwelling units prior to the time of the passage of the 1957 comprehensive amendment of the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify three dwelling units in an existing 1 ½ story with basement brick building, on premises at 2124 W. Shakespeare Avenue, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jereis F. McFadée

CAL. NO. 269-95-A

APPEARANCES FOR: Jereis F. McFadée

MAP NO. 32-B

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 13237-39 S. Baltimore Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jereis F. McFadée, owner, on August 25, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify four dwelling units in a two story frame building, in a B4-1 Restricted Service District, on premises at 13237-39 S. Baltimore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 9, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.6-1(1), 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 October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is improved with a two-story frame building; that evidence presented indicates that the two-story frame building has been occupied as four dwelling units since prior to the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify four dwelling units in a two-story frame building, on premises at 13237-39 S. Baltimore Avenue, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; 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: Christo, Inc., by Fred Cristofori

CAL. NO. 270-95-A

APPEARANCES FOR: None

MAP NO. 16-L

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 5421 W. 63rd Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Marcus Dibella

CAL. NO. 271-95-A

APPEARANCES FOR: Marcus Dibella

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 4150-52 W. Armitage Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Marcus Dibella, for Wieslaw Gizynski and Marcus Dibella, owner, on August 15, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify two 24' x 125' lots of record each improved with a 3-story brick store and 2 apartment building as separate improved zoning lots, in a B4-1 Restricted Service District, on premises at 4150-52 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.5-4, 8.6-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is 6,000 sq.ft. parcel of land currently improved with a 3-story brick two stores and four apartment building situated on two 24' x 125' lots of record; that testimony presented indicates that the subject apartment building was originally constructed as two separate buildings each with its own water and gas connections; that the appellant also testified that a building permit was issued for renovation work which is in progress; that no additions or enlargements are contemplated; that the requested certification is merely for creating separate ownership; 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 two 24' x 125' lots of record each improved with a 3-story brick store and 2 apartment building as separate improved zoning lots, on premises at 4150-52 W. Armitage 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: Peerless, Inc.

CAL. NO. 272-95-A

APPEARANCES FOR: Jim Maher, N. Heilskov

MAP NO. 30-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 12020 S. Laflin 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, Peerless, Inc., for N. Heilskov, owner, on July 27, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a single-family dwelling on a 25 x 126.37' lot of record, in an R2 Single-Family Residence District, due to the width of the lot not being equal to the predominant widths of the zoning lots on this side of the block, on premises at 12020 S. Laflin Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 24, 1995, reads "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.5(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; 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 25' x 126.37' lot of record; that the appellant purchased the subject lot of record in 1991 at a scavenger tax sale; that the Zoning Administrator denied a permit for the erection of a single-family dwelling on the subject site due to an amendment to the zoning ordinance passed by the City Council on June 17, 1992, which states that in an R1, R2 Single-Family Residence District, each zoning lot shall have a frontage on a public street which is equal to the predominant widths of the zoning lots on the same side of the street between the two nearest intersecting streets or a minimum of 25 feet of frontage, whichever is greater but that in no event shall the frontage on a public street be less than 25 feet; that most of the lots on this block of S. Laflin Street have much greater widths than 25 feet; that the appellant purchased the subject site before the adoption of the aforesaid amendment by the City Council; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

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

MINUTES OF MEETING

October 19, 1995

Cal. No. 272-95-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a single-family dwelling on a 25' x 126.37' lot of record whose street frontage is 25 feet and not equal to the predominant widths of the zoning lots on this side of the block, on premises at 12020 S. Laflin 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: Rafael Mendiola

CAL. NO. 273-95-A

APPEARANCES FOR: Jeanette Mediola

MAP NO. 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2001 W. 21st Place

October 19, 1995

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, Rafael Mendiola, owner, on July 25, 1995, 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 2-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 2001 W. 21st Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special hearing held on October 19, 1995; 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 and R4 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the appellant purchased the subject building in 1989; that the last use of the subject store premises was as an accounting office which occupied the store for 6 months; that the appellant and his family now seek to reopen the store and establish a grocery in the store premises to be operated by himself and his family; that there was no intention to abandon the store premises for business use in that the appellant actively tried to find a tenant for the store premises during the interim period it was closed and unoccupied; that the change of use from an accounting office to a grocery store 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 a grocery store in a 2-story brick non-conforming store and apartment building, on premises at 2001 W. 21st Place, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 10 P.M. daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; 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: Marcelina Gonzalez

CAL. NO. 274-95-A

APPEARANCES FOR: Marcelina Gonzalez

MAP NO. 6-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 2419 S. Albany Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Marcelina Gonzalez, for Frank Escabedo, owner, on July 28, 1995, 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 two story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 2419 S. Albany Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick building containing a non-conforming store on the ground floor and apartment above; that the subject store premises was previously occupied by a grocery store, which used ceased operation in September, 1994; that the appellant proposes to establish a grocery store in the subject non-conforming store premises; that there has been no intent to abandon the use of the store premises for business use, the store counters and fixtures having remained in place during the interim period; that the establishment of a grocery store at the subject site is a proper use of the store premises 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 a grocery store in a two-story brick non-conforming store and apartment building, on premises at 2419 S. Albany Avenue, upon condition that the hours of the proposed grocery store shall be limited to the hours between 8 A.M. and 9 P. M. Monday through Friday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; 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: Vincente Rincon

CAL. NO. 275-95-A

APPEARANCES FOR: Vincente Rincon

MAP NO. 4-G

APPEARANCES AGAINST: A. Rodriguez

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 1901 S. Allport 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, Vincente Rincon, for Baldemar Garcia, owner, on August 10, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail bakery in a 2-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 1901 S. Allport Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special hearing held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the subject store premises has been previously occupied by business uses, the last use having been a thrift shop which ceased operation in March, 1995; that the appellant seeks to establish a retail bakery at the subject site; that the change of use from a thrift shop to a retail bakery, excluding any wholesale bakery activity, 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 a retail bakery only in a 2-story brick non-conforming store and apartment building, on premises at 1901 S. Allport Street, upon condition that no wholesale of bakery goods shall take place at the subject premises; that the hours of operation of the retail bakery shall be limited to the hours between 6 A.M. and 9 P.M., daily; that there shall be no automatic amusement machines on the premises; 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: Nancie C. Walker

CAL. NO. 276-95-A

APPEARANCES FOR: Nancie C. Walker

MAP NO. 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 4459 S. Indiana Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Nancie C. Walker, owner, on August 1, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 3-story brick non-conforming store and apartment building, in an R5 General Residence District, on premises at 4459 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 22, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special hearing held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 3-story brick non-conforming store and apartment building; that testimony presented indicates that the non-conforming store premises at the subject site has been previously occupied by business uses, the last use having been a resale shop which ceased operation in October, 1994; that the change of use from a resale shop to a beauty shop 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 a beauty shop in a 3-story brick non-conforming store and apartment building, on premises at 4459 S. Indiana 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: Phap Nguyen Q

CAL. NO. 277-95-A

APPEARANCES FOR: None

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 1310 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELO
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: Wilfredo Imperial

CAL. NO. 278-95-A

APPEARANCES FOR: Wilfredo Imperial

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 4805 N. Claremont Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Wilfredo Imperial, for Drs. Arsenio and Noraf Beltran, owner, on August 21, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 4805 N. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 7, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 October 19, 1995; 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 subject site is improved with a 2-story multi-store building; that the subject store premises has been previously occupied by business uses, the last use being a beauty salon; that the appellant seeks to establish a beauty salon at the subject premises; that on May 30, 1995, the City Council rezoned the subject site from B5-3 General Service zoning to B2-1 Restricted Retail zoning, which made the beauty shop use non-conforming; that licensing requirements have caused the case to be filed; that the use of the subject premises as a beauty salon is a proper 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 a beauty salon in a 2-story brick multi-store building, on premises at 4805 N. Claremont 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: Tracy D. Vaughn

CAL. NO. 279-95-A

APPEARANCES FOR: Tracy D. Vaughn

MAP NO. 14-G

APPEARANCES AGAINST: Eloise Lee, et al

MINUTES OF MEETING:
October 19, 1995

PREMISES AFFECTED- 6039 S. Ada 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, Tracy D. Vaughn, for Loraine Morris, owner, on August 15, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fast food business in a 1-story brick non-conforming store building, in an R3 General Residence District, on premises at 6039 S. Ada Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; 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 improved with a 1-story brick store building; that the appellant proposes to establish a fast food/sweet shop in the subject non-conforming store; that on October 4, 1966 the Board sustained an appeal permitting issuance of a certificate of occupancy for a retail school store in the 1-story brick store building at the subject site in Cal. No. 391-66-A; that the prior school store business ceased operation in 1993; that testimony presented indicates that the owner of the building, Loraine Morris, has been trying to re-establish a business use in the subject building during the interim and that there was no intent to abandon the use of the subject building for business activity; that the change of use from a school store to a fast food/sweet shop 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 a fast food/sweet shop business in a 1-story

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

MINUTES OF MEETING

October 19, 1995

Cal. No. 279-95-A

non-conforming store building, in an R3 General Residence District, on premises at 6039 S. Ada Street, upon condition that the hours of operation shall be limited to the hours between 11 A.M. and 1 P.M. and from 2:30 P.M. to 9 P.M. Monday through Saturday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; 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: Usertech, Inc.

CAL. NO. 280-95-A

APPEARANCES FOR: Usman M. Khan

MAP NO. 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 2719 N. Narragansett Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Usertech, Inc., for Vita Ragona, owner, on August 21, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an audio/video sales and repair business in a 1-story frame non-conforming store building, in an R3 General Residence District, on premises at 2719 N. Narragansett Avenue; and

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; 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 frame non-conforming store building which also contains a dwelling unit; that the applicant proposes to establish a cellular phone and pager service business at the subject site; that licensing requirements have caused the case to be filed; that there is no category of business license for cellular phones and pager service; that the only license category that can apply to the proposed business is that of audio/video repair; that the non-conforming store building at the subject site was previously occupied by a computer school; that the change of use from a computer school to a cellular phone and pager repair business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

October 19, 1995

Cal. No. 280-95-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a cellular phone and pager service business in a 1-story frame non-conforming store and apartment building, on premises at 2719 N. Narragansett 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: Brandon B. Steele

CAL. NO. 281-95-A

APPEARANCES FOR: None

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3616 W. Wrightwood Avenue

October 19, 1995

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Theresa Miller

CAL. NO. 282-95-A

APPEARANCES FOR: Joseph T. Moriarty

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2445 N. Clark Street

October 19, 1995

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, Theresa Miller, for K. Yager, owner, on August 14, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a palm reader business in a 1-story store building, in B3-2 General Retail District, on premises at 2445 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 14, 1994, 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 hearing on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 1-story brick multi-store building containing the applicant plan reader business, a B4 use, a shoe store, a restaurant and a dry cleaning receiving station, all B2 uses which are permitted in a B3-2 General Retail District; that under Section 8.3-3 of the zoning ordinance, the Board has no authority to permit the establishment of a palm reader business, a use permitted in a B4 zoning district, at the subject site; it is therefore

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

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

APPLICANT: Robert Oslon, d/b/a Bob Oslon's Tattoo Studio

CAL. NO. 283-95-A

APPEARANCES FOR: Richard E. Zulkey, Robert Oslon

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 3817 N. Lincoln Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Robert Oslon, d/b/a Bob Oslon's Tattoo Studio, for L.A. Jackson & Company, owner, on August 21, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tattoo parlor in a 3-story brick multi-store and apartment building, in a B3-3 General Retail District, on premises at 3817 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the subject site is improved with a 3-story brick multi-store and apartment building; that the appellant has operated a tattoo parlor at the subject site since 1988 ; that testimony presented indicates that on February 26, 1992, the City Council changed the zoning of the subject site from B4-2 Restricted Service to B3-3 General Retail; that a tattoo parlor was a permitted use in a B4 District at that time; that the appellant operated his business prior to the date of the amendment and is therefore a pre-existing legal non-conforming use at the subject site; 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 an existing tattoo parlor in a 3-story brick multi-store and apartment building, on premises at 3817 N. Lincoln 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: Fullerton Cash Register Co.

CAL. NO. 284-95-A

APPEARANCES FOR: Alexander Popa

MAP NO. 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 5795 N. Elston Avenue

October 19, 1995

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, Fullerton Cash Register Co., owner, on September 14, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sales and service of cash registers in a 1 and 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 5795 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

WHEREAS, the district map 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 located in an R3 General Residence District; that the subject site is improved with a 1 and 2-story brick non-conforming store and apartment building; that the appelland proposes to establish a retail sale and service of cash registers and scales business in a store premises located in the subject building; that the appelland testified that most of the sales and service work is done in the field and that the subject premises will be used predominantly for office work and storage; that the subject premises was previously occupied by business uses, the last use having been an electronic supplies business which use ceased operation in January, 1995; that the change of use from an electronic supplies business to a retail sale and service of cash registers and scales 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 retail sale and service of cash registers and scales in a 1 and

MINUTES OF MEETING

October 19, 1995

Cal. No. 284-95-A

2-story brick non-conforming store and apartment building, on premises at 5795 N. Elston Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Monday through Friday and from 8 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: Victor Sign Corporation

CAL. NO. 285-95-A

APPEARANCES FOR: Stuart A. Tobin

MAP NO. 2-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 3953 W. Harrison Street

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

ACTION OF BOARD--

THE VOTE

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

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each member showing their vote: Spingola (X), Konstantelos (X), Martin (X), McCabe-Miele (X), Moore (X).

THE RESOLUTION:

WHEREAS, Victor Sign Corporation, for Expressway Salvage, Inc., owner, on August 9, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the illumination of an existing non-conforming advertising sign painted on the east wall of a 3-story brick building, in a C1-2 Restricted Commercial District, on premises at 3953 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 3, 1995, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 6.7-1." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a vacant three-story brick store and apartment building with a legal non-conforming advertising sign painted on the east wall; that the appellant seeks to illuminate the existing sign by installing exterior wall lighting on the building; that the appellant contends that the illumination of the painted wall sign would not constitute an alteration of the sign because it would not change the sign's dimensions or location and that the lighting fixtures would not be physically attached to the sign; that Section 6.7-1(c) states that a non-conforming sign shall not be altered, expanded, or relocated in any way, other than to perform normal and necessary repairs or to change the copy of the sign; that the illuminating of a sign which was formerly not illuminated constitutes an alteration of the sign; that under Section 6.7-1(c) 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: Lee Grier of Hallmark & Johnson

CAL. NO. 286-95-A

APPEARANCES FOR: Lee Grier

MAP NO. 15-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 19, 1995

PREMISES AFFECTED- 6156 N. Ravenswood Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
	X	

THE RESOLUTION:

WHEREAS, Lee Grier of Hallmark & Johnson, for Granville Terrace Co-operative, owner, on August 31, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing 7' x 15' (105 sq.ft.) advertising sign on top of a garage accessory to a multi-building apartment complex, in an R4 General Residence District, on premises at 6156 N. Ravenswood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 9, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.9(7)."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 1-story brick L-shaped building with a 2-sided 105 sq. ft. advertising sign on the top of the northeast corner of the building; that testimony presented indicates that the sign was erected by the developer of the present owner of the site, Granville Terrace Co-operative, some time in the late 1940's or early 1950's during which time the site was zoned for business use; that Granville Terrace Co-operative consists of 116 residential apartments in seven buildings; that in August, 1984 the sign was leased to Gullivers Restaurant; that on March 23, 1984 the City Council rezoned the subject site to R4 General Residence; that the prior zoning would have allowed an advertising sign providing it was not within 75 feet of a residence district; that although the sign was originally within a business district it is now located in a residential zone and that under Section 7.10-1 of the zoning ordinance the Board has no authority to permit the certification of said sign; 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: Kim Berez

CAL. NO. 287-95-A

APPEARANCES FOR: Kim Berez

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1320 N. Greenview Avenue

October 19, 1995

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

ACTION OF BOARD--

THE VOTE

APPEAL DENIED FOR
LACK OF JURISDICTION.

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, Kim Berez, of 2626 W. Iowa Street, on August 21, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in the granting of an Exception to John Harty to reduce the north side yard to 1.5 feet instead of 2.4 feet required to allow for the erection of a 20' x 58'6" 3-story 3-dwelling unit building, in an R4 General Residence District, on premises at 1320 N. Greenview Avenue; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on October 19, 1995; and

WHEREAS, the Zoning Board of Appeals, having full heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that on July 3, 1995, the Department of Zoning granted an Exception 93-237-ZE to John Harty, owner of the subject site property to reduce the north side yard to 1.5 feet instead of 2.4 feet required in order to allow the construction of a 20'0" x 58'6" three story three dwelling unit building; that the appeal in this instance was filed by the appellant on August 21, 1995, a total of 48 days after the date of the Zoning Administrator's grant of the Exception on July 3, 1995; that the letter sent to the appellant from the Office of the Zoning Administrator specifies that the appeal must be made within 45 days; that Article III of the Board's Rules of Procedure provides that an appeal from a decision of the Zoning Administrator must be filed with the Board within 45 days after the entry of the decision; the Board finds that the appeal was not filed timely and therefore it has no jurisdiction in this matter; it is therefore

RESOLVED, that the appeal be and it hereby is denied for lack of jurisdiction.

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

APPLICANT: Nicholas Mitsatsos

CAL. NO. 233-95-Z

APPEARANCES FOR: Nicholas Mitsatsos

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3610 N. Marshfield Avenue

September 15, 1995 and
October 19, 1995

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, Nicholas Mitsatsos, owner, on July 21, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2nd story addition to a 1 ½ story frame single-family dwelling on the rear of the lot additionally improved with a 2 ½ story frame building on the front of the lot, which addition will be located in the required west side and rear yards and will result in a 7% (331 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3610 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 7.6-4, 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1995 and at a special meeting on October 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on August 28, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25.18' x 126.1' lot improved with a 1 ½ story frame single-family dwelling on the rear of the lot additionally improved with a 2 ½ story frame building on the front of the lot; that the applicant proposes to erect a 2nd story addition to the existing 1 ½ story frame single-family dwelling on the rear of the lot which will result in a 7% (331 sq. ft.) increase in the amount of floor area existing 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 2nd story addition is necessary to provide additional living and storage space in the subject single-family dwelling; that the plight of the owner is due to unique circumstances in that the subject 510 sq. ft. single-family dwelling lacks adequate storage and

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

MINUTES OF MEETING

September 15, 1995 and

October 19, 1995

Cal. No. 233-95-Z

living space ; that the proposed 2nd story addition will be compatible with existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

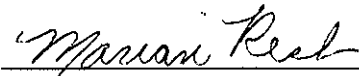
RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulation of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition to a 1 ½ story frame single-family dwelling on the rear of the lot additionally improved with a 2 ½ story frame building on the front of the lot, which addition will be located in the required west side and rear yards and will result in a 7% (331 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3610 N. Marshfield Avenue, upon condition that the construction of the said 2nd story addition is in accordance with the plans submitted; that the entire building shall be limited to single-family occupancy; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

October 19, 1995

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on October 20, 1995.


Secretary

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

held in Room 569 County Building, on Friday, October 20, 1995
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

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

MINUTES OF MEETING

October 20, 1995

Member Moore moved that the Board approve the minutes of the proceedings of the special meeting held on October 19, 1995 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Donald & Catherine Brenner

CAL. NO. 288-95-Z

APPEARANCES FOR: Robert E. Nolan

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2130 W. Race Avenue

October 20, 1995

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, Donald & Catherine Brenner, for Catherine Smith Brenner, owner, on August 3, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 21' x 23.67' x 18' high accessory building containing a ground floor 2- car garage and a 2nd floor hobby room on the rear of the lot attached to the rear of the existing 2 ½ story brick dwelling by a deck, which accessory hobby room will be located in the required 30 feet rear yard and will result in a 15% increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2130 W. Race Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 3.2, 7.8-3.

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995, after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 is a 25.078' x 90' lot improved with a 2 ½ story brick residential building with a 1-story frame addition at the rear and a 1-car frame garage in the rear of the lot; that the applicant proposes to erect a 2-story 21' x 23.67' x 18' high accessory building containing a 2-car garage and a 2nd floor hobby room to be attached to the rear of the existing 2 ½ story residential building by a deck; that the proposed addition will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that 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 replace a deteriorated garage and to provide additional space in order to allow the applicant(s) to pursue their hobbies; that the plight of the owner is due to unique circumstances in that the structural integrity of the existing residential building would be impaired by the necessity of expanding into the existing attic space; that the proposed garage and 2nd floor addition will be

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

MINUTES OF MEETING

October 20, 1995

Cal. No. 288-95-Z

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

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 21' x 23.67' x 18' high accessory building containing a ground floor 2-car garage and a 2nd floor hobby room on the rear of the lot attached to the rear of the existing 2 ½ story brick dwelling by a deck, which accessory hobby room will be located in the required 30 feet rear yard and will result in a 15% increase in the floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2130 W. Race Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

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

APPLICANT: Jozefa Cieluch

CAL. NO. 289-95-Z

APPEARANCES FOR: Jozefa Cieluch, Dorothy Kawa

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1351 W. Ancona Street

October 20, 1995

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, Jozefa Cieluch, owner, on August 18, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 7.9' x 20.3' addition to the rear of a 2-story brick and frame 2-dwelling unit building, whose rear yard will be 12.42' instead of 30' and which addition will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1351 W. Ancona Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 14, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995, after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the premises is located in an R4 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 said use is located in an R4 General Residence District; that the subject site is a 24' x 60' lot improved with a 2-story brick and frame 2-dwelling unit building and the aforesaid proposed 2-story 7.9' x 20.3' addition; that the 2-story 7.9' x 20.3' addition results in a 15% increase in the amount of floor space 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 said addition is necessary to provide needed storage space in the 2-dwelling unit building; that the plight of the owner is due to unique circumstances in that the contractor did not obtain the necessary building permit; that the existing building is located on a very small 24' x 60' lot which does not provide adequate footage for any other kind of storage facility to meet the needs of the applicant; that the said addition will not impair an adequate supply of light and air to adjacent properties and 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

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

MINUTES OF MEETING

October 20, 1995

Cal No. 289-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 7.9' x 20.3' addition to the rear of a 2-story brick and frame 2-dwelling unit building, whose rear yard will be 12.42' instead of 30' and which addition will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1351 W. Ancona 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: Carlos Nunez

CAL. NO. 290-95-Z

APPEARANCES FOR: Jesus Callupe, Carlos Nunez

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 3031 S. Komensky 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, Carlos Nunez, owner, on August 23, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2 ½ story frame 2-dwelling unit building, whose front yard will be 18' instead of 20' and which dormering will result in a 15% (314 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment of the zoning ordinance, on premises at 3031 S. Komensky Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections. 7.6-3, 7.7-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995, after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 124.53' lot improved with a 2 ½ story frame 2-dwelling unit building; that the applicant proposes to dormer the attic of the existing 2-dwelling unit building which will result in a 314 sq.ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed attic dormering is necessary to provide additional living space to meet the needs of the applicant who resides in the second floor dwelling unit; that the plight of the owner is due to the necessity of providing additional bedroom space in his second floor dwelling unit; that the proposed attic dormer 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

October 20, 1995

Cal. No. 290-95-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 dormering of the attic of a 2 ½ story frame 2-dwelling unit building, whose front yard will be 18' instead of 20' and which dormering will result in a 15% (314 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 3031 S. Komensky Avenue, upon condition that the building on the subject site shall contain two dwelling units only and that no kitchen facility shall be installed in the dormered attic of the subject 2-dwelling unit building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Tom & Mary Sajdak

CAL. NO. 291-95-Z

APPEARANCES FOR: Shelley J. Orbach, Mary Sajdak

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 4146 N. Bell 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, Tom & Mary Sajdak, owner, on August 22, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story and basement addition of which the 1st story and basement will be 7'x 21.08' and the 2nd story will be 14' x 21.08' to the rear of a 1 ½ story and basement frame 2-dwelling unit building, whose north side yard will be 1.95' and whose south side yard will be 2.85' instead of 6.2' each and which addition will result in a 15% (442 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 a 4146 N. Bell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 11, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.8-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 21,, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 124.13' lot improved with a 1 ½ story with basement frame 2-dwelling unit building with a 1-story frame enclosed rear porch and a 2 car frame garage in the rear; that the applicant proposes to erect a 2-story and basement addition of which the 1st story will be 7' x 21.08' and the 2nd story will be 14' x 21.08', which addition will result in a 442 sq. ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to provide additional living space for the 1st floor dwelling unit and to provide a service area for the garden basement apartment; that the plight of the owner is due to the configuration of the existing residential building on the subject site lot and that the proposed addition needs to conform with the building's

MINUTES OF MEETING

October 20, 1995

Cal. No. 291-95-Z

existing side yard setbacks; that the proposed addition 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

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 and basement addition of which the 1st story and basement will be 7' x 21.08' and the 2nd story will be 14' x 21.08' to the rear of a 1 ½ story and basement frame 2-dwelling unit building, whose north side yard will be 1.95' and whose south side yard will be 2.85' instead of 6.2' each and which addition will result in a 15% (442 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment of the zoning ordinance, on premises at 4146 N. Bell 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: Ritchie Court Development Co.

CAL. NO. 292-95-Z

APPEARANCES FOR: Graham C. Grady, Jeffrey Grossman

MAP NO. 3-E

APPEARANCES AGAINST: Terry M. Grimm, et al.

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 1308 N. Ritchie Court

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, Ritchie Court Development Co., for Mark Weiermuller, Executor-Estate of Gordon Weiermuller, owner, on September 1, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story addition to the rear of a 3-story brick single-family dwelling, with no side yards instead of 2' each, with no rear yard instead of 30' and which addition will result in a 15% (633 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 1308 N. Ritchie Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-5, 7.8-5, 7.9-5."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995, after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 20.38' x 75.9' lot improved with a 100 year old 3-story brick residential row house building in a state of disrepair and non-conforming to current yard requirements; that the applicant proposes to renovate the subject building for use as a single-family dwelling and to erect an enclosed elevator addition to the south side and a 3-story addition to the rear; that the elevator addition will be built to the south lot line and the rear addition will be set back 6 ½ feet from the south lot line; that the subject building is the northernmost of five row house buildings running south to E. Goethe Street; that a 3 ½ story masonry garage which is part of a 30-story condominium building abuts the subject site to the north and west sides; 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 renovation of the 100 year old structure requires total reworking of the interior into a modern configuration having larger room sizes and that the

MINUTES OF MEETING

October 20, 1995

Cal. No. 292-95-Z

proposed additions are necessary to make the project economically feasible in order to accomplish a dwelling befitting the neighborhood; that the plight of the owner is due to unique circumstances in that the subject lot is a substandard size improved with a structure already non-conforming to current yard requirements and that the significance of required rear or side yards in this case is reduced considerably due to the 3 ½ story masonry garage wall abutting the rear and north lot lines and the building already built to its side lot lines; and that the variations, if granted, will not alter the essential character of the locality nor impair an adequate supply of light and air to adjoining properties in that the subject building abuts a 3 ½ story garage wall at its north and west lot lines and is in a series of five row houses none of which provide side yards or 30 feet rear yards and that the additions as proposed with the rear addition set back 6 ½ feet from the south lot line will visually enhance the rear of the subject building and will be compatible with the existing improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an enclosed elevator addition to the south side and a 3-story addition to the rear of a 3-story brick single-family dwelling, with no side yards instead of 2' each, with no rear yard instead of 30' and which addition will result in a 15% (633 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 1308 N. Ritchie Court, upon condition that the rear addition shall be set back 6 ½ feet from the south lot line; that the enclosed elevator addition shall be limited to a width of 9 feet and shall not extend more than 10 feet above the existing roof; that the balance of the open side and rear yard now improved with an elevated concrete walk and patio shall be leveled to match the grade level of the rear of the adjoining property at 1306 N. Ritchie Court; that all garbage cans shall be kept under the front stair stoop until time for collection; 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: Matthew J. Dallio

CAL. NO. 293-95-Z

APPEARANCES FOR: Matthew J. Dallio

MAP NO. 20-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 7962 S. Kedvale Avenue

October 20, 1995

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, Matthew J. Dallio, owner, on August 4, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a detached 22' x 34' (748 sq. ft.) accessory garage on the rear of the lot improved with a 1-story brick dwelling on the front of the lot, which accessory garage will occupy 62.4% of the required 30' rear yard instead of the maximum 60% (720 sq. ft.) permitted, on premises at 7962 S. Kedvale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 13, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.6-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995, after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 40' x 135' lot improved with a 1-story brick single-family dwelling on the front of the lot and a brick garage at the rear of the lot; that the applicant proposes to demolish the existing garage and erect a 22' x 34' (748 sq. ft.) 3-automobile accessory garage which will occupy 62.4% of the required 30' rear yard instead of the maximum 60% (720 sq. ft.) permitted; 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 748 sq. ft. accessory garage is necessary to provide adequate off-street parking space for the automobiles belonging to the applicant and his family and to provide additional storage space; that the plight of the owner is due to the lack of sufficient garage space in the existing garage for the automobiles belonging to the applicant and his family; that the proposed garage 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

MINUTES OF MEETING

October 20, 1995

Cal. No. 293-95-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 detached 22' x 34' (748 sq.ft.) accessory garage on the rear of the lot improved with a 1-story frame dwelling on the front of the lot, which accessory garage will occupy 62.4% of the required 30' rear yard instead of the maximum 60% (720 sq. ft.) permitted, on premises at 7962 S. Kedvale Avenue, upon condition that adequate space shall be provided in the proposed garage for garbage receptacles; 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: John Hall

CAL. NO. 294-95-Z

APPEARANCES FOR: Robert Bono, Mary Hall

MAP NO. 5-G

APPEARANCES AGAINST: Allison Childers, Ray Gilius

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 1875-77 N. Maud 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-MILE
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John Hall, owner, on August 9, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a new vestibule to the front and a 2-story and attached garage addition to the rear (Poe Street frontage) of a 3-story single family dwelling on a through lot, whose Maud Avenue front yard will be 10.28' and with no Poe Street front yard instead of 12.19' each, with no northwest side yard and whose southeast side yard will be 2.59' instead of 5' each, on premises at 1875-77 N. Maud Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July, 26, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 50' x 101.6' through lot with frontages on N. Maud Street and N. Poe Street and is improved with a 2 and 3-story brick single-family dwelling and a rear 2-car brick detached garage situated in the Poe Street frontage; that the applicant proposes to erect a new vestibule to the front of the building, a 2-story addition to the rear attached to the garage, and a 2-car addition to the north side of the garage; 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 provide additional living space consisting of an additional bedroom, extended kitchen and great room to meet the lifestyle requirements of the applicant and to provide needed storage area in the expanded garage; that the plight of the owner is due to unique circumstances in that the subject lot has a substandard depth and is a through lot requiring a front yard on both the Maud Avenue and Poe Street frontages which

MINUTES OF MEETING

October 20, 1995

Cal. No. 294-95-Z

necessitates a front yard variation for the proposed expansion of a garage that already exists in the Poe Street front yard; that the proposed additions will be compatible with the improvements in the block, several of which have garages in their front yards on Poe Street including the adjoining property to the south and provide similar front and side yards and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the application for a variation be and it hereby is granted to permit the erection of a new vestibule to the front and a 2-story and attached garage addition to the rear (Poe Street frontage) of a 3-story single family dwelling on a through lot, whose Maud Avenue front yard will be 10.28' and with no Poe Street front yard instead of 12.19' each, with no northwest side yard and whose southeast side yard will be 2.59' instead of 5' each, on premises at 1875-77 N. Maud Avenue, upon condition that all garbage containers shall be kept in the garage until scheduled pickup; 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: Michael J. White

CAL. NO. 295-95-Z

APPEARANCES FOR: Michael J. White

MAP NO. 26-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 10634 S. Claremont 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. White, owner, on August 16, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an open deck with a portion (10.5' x 16') roofed over on top of an existing 4-car brick detached garage on the rear of the lot accessory to a 2-story brick apartment building on the front of the lot, which deck will be located in the required 30' rear yard and the height (22 ft.) of which will encroach vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 10634 S. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.6-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 50' x 123.32' lot improved with a 2-story with English basement apartment building and with a 4-car brick garage with a deck on top on the rear of the subject site lot; that the applicant has erected an open deck with a 10.5' x 16' portion roofed over as a Chinese pagoda on top of an existing 4-car brick detached garage on the rear of the subject site lot; 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 open deck and roofed over portion of the deck on top of the exiting detached accessory garage is necessary to meet the applicant's lifestyle requirements; that the plight of the owner is due to the existing accessory garage already located in the required 30' rear yard due to the shallow depth of the subject lot and that a Chinese pagoda-style roof on the enclosed portion of the deck is typified by a pointed roof which exceeds the maximum 15 feet height limitation; that the open deck with a 10.5' x 16' portion roofed over will not impair an adequate supply of light and air to adjacent properties, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 20, 1995

Cal. No. 295-95-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 an open deck with a portion (10.5' x 16') roofed over on top of an existing 4-car brick detached garage on the rear of the lot accessory to a 2-story with English basement brick apartment building on the front of the lot, which deck will be located in the required 30' rear yard and the height (22 ft.) of which will encroach vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 10635 S. Claremont 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. Graney

CAL. NO. 296-95-Z

APPEARANCES FOR: Michael J. Graney

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2522 W. Logan Boulevard

October 20, 1995

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Michael J. Graney, owner, on August 31, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 14' x 22.58' addition to the rear of a 2-story frame single-family dwelling, whose east side yard will be 1.6' instead of 4.89' and whose rear yard will be 4.41' instead of 30', on premises at 2522 W. Logan Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-4(1), 7.9-4.

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 48.9' x 101.01' lot improved with a 2-story frame single-family dwelling and a 2-car garage located in the northwest corner of the subject property; that the applicant proposes to erect a 2-story 14' x 22.58' addition to the rear of the existing single-family dwelling at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story 14' x 22.58' rear addition is necessary to meet the living space requirements of the applicant and his family; that the plight of the owner is due to the necessity of providing additional living space for the applicant's mother who will be residing with the applicant and his family; that the proposed 2-story addition will be consistent with existing building walls and will not impair an adequate supply of light and air to adjacent property; that the proposed 2-story addition 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

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

MINUTES OF MEETING

October 20, 1995

Cal. No. 296-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 14' x 22.58' addition to the rear of a 2-story frame single-family dwelling, whose east side yard will be 1.6' instead of 4.89' and whose rear yard will be 4.41' instead of 30', on premises at 2522 W. Logan Boulevard, 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 Edward Sobecki

CAL. NO. 297-95-Z

APPEARANCES FOR:

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 4532 N. Major 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: Metropolitan Rental Corp.

CAL. NO. 298-95-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 1802-06 W. Byron 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, Metropolitan Rental Corp., for American National Bank & Trust Co., Tr. #119038-04, owner, on August 17, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 5-dwelling unit building, with no east front yard and no west rear yard instead of 15' and 30' respectively, on premises at 1802-06 W. Byron Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 7,817 sq. ft. unimproved lot currently used as a parking lot; that the subject site is bounded by elevated CTA tracks to the west and elevated Northwestern Railroad tracks to the east; that the applicant proposes to erect a 2-story 5-dwelling unit building at the subject site; that on September 13, 1995, the City Council rezoned the site from M1-4 Restricted Manufacturing to R4 General Residence specifically for the proposed residential development; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the 5-dwelling unit building at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 2-story 5-dwelling unit building requires greater horizontal land coverage and encroachment into the front and rear yard than would a yard conforming multi-story rental apartment building; that the proposed 2-story 5-dwelling unit building will be compatible with the mixed residential improvements in the area, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

October 20, 1995

Cal. No. 298-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 5-dwelling unit building, with no east front yard and no west rear yard instead of 15' and 30' respectively, on premises at 1802-06 W. Byron 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: Metropolitan Rental Corp.

CAL. NO. 299-95-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1817-19 W. Larchmont Avenue

October 20, 1995

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, Metropolitan Rental Corp., for American National Bank & Trust Co., Tr. #119038-04, owner, on August 17, 1995, 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 9 private passenger automobiles, in an R5 General Residence District, to serve 58 dwelling units proposed at 1801 W. Larchmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.12-2 (9),"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 32.10' x 120.89' unimproved lot used for parking; that on September 13, 1995, the City Council rezoned the subject site from R3 General Residence to R5 General Residence specifically for the proposed use; that the proposed use is necessary for the public convenience at this location to provide accessory off-site parking for 58 dwelling units proposed at 1801 W. Larchmont 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 and standards hereinafter set forth; that the proposed parking lot, which abuts railroad tracks, will be an improvement of a vacant parcel of land, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 9 private passenger automobiles, on premises

MINUTES OF MEETING

October 20, 1995

Cal. No. 299-95-S

at 1817-19 W. Larchmont Avenue, to serve 58 dwelling units proposed at 1801 W Larchmont Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 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 a 5 to 7 feet tall wooden fence shall be installed within a 3 feet transitional yard along the subject lot's western property line; that a steel beam guard rail shall be provided on the north lot line excepting the entrance driveway off of W. Larchmont Avenue and on the south property line excepting the exit into the public alley; that access to the diagonally spaced parking lot shall be from W. Larchmont Avenue via an easement which has been obtained from the Chicago Transit Authority; that egress shall be via the public alley to the south; that on October 2, 1995 an ordinance was passed by the City Council vacating the alley abutting the site for egress from the parking spaces; that the driveway on W. Larchmont Avenue shall be constructed in accordance with applicable ordinances; that striping and lighting shall be provided; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicable 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: Metropolitan Rental Corp.

CAL. NO. 300-95-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 1817-19 W. Larchmont 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, Metropolitan Rental Corp., for American National Bank & Trust Co., Trust No. 119038-04, owner, on August 17, 1995, filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the establishment of an off-site accessory parking lot for 9 private passenger automobiles with no front yard instead of 15 feet, on premises at 1817-19 W. Larchmont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.12(7)".

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the proposed use is to be 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 32.10' x 120.89' unimproved lot with CTA elevated tracks along the east boundary of the site; that on October 20, 1995, the Board approved the establishment of an off-site accessory parking lot for 9 private passenger automobiles, at the subject site, for 58 dwelling units proposed at 1801 W. Larchmont Avenue; 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 waiver of the required 15 feet front yard is necessary to fully maximize the subject site for the diagonal parking of 9 automobiles to serve 58 dwelling units proposed at 1801 W. Larchmont Avenue; that the plight of the owner is due to the narrow width of the subject lot which abuts CTA elevated tracks to the east; that the proposed parking lot with no front yard will be compatible with improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 20, 1995

Cal. No.300-95-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 establishment of an off-site accessory parking lot for 9 private passenger automobiles with no front yard instead of 15 feet, on premises at 1817-19 W. Larchmont 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: 6807 N. Lakewood Building L.L.C.

CAL. NO. 301-95-Z

APPEARANCES FOR:

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 6807-09 N. Lakewood Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 17, 1995.

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: Steve Ivankovich

CAL. NO. 302-95-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 5-G

APPEARANCES AGAINST: Steven R. Kahn

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 944 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, Steve Ivankovich, for Abraham Baiocchi, owner, on August 18, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a retail sporting goods store in a proposed 2-story building, in Planned Manufacturing District #1, on premises at 944 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 11, 1995, reads:

“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 16-8 (194D).”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #1; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 4,080 sq. ft. lot improved with a vacated 2 and 4-story brick commercial building located at the northeast corner of N. Sheffield Avenue and W. North Avenue; that the subject site lies within an area designated as Planned Manufacturing District #1; that the Planned Manufacturing District is a balanced approach to industrial policy and land use planning on the city’s north side, allowing for continued and coordinated industrial investment within an overall planning context sensitive to area wide commercial and residential needs; that the PMD is split into two sub-districts, the core area, which permits only manufacturing and related uses, and the buffer area, which permits manufacturing and related uses but also allows specified commercial and retail uses when approved by the Board as special uses; that the buffer area is designed and intended to promote development of uses compatible with the manufacturing/industrial uses existing in the core area; that the subject site is located within the buffer area; that the applicant proposes to construct a 2-story 7,270 sq. ft. building to contain a retail sporting goods store specializing in up-scale sporting goods such as camping and sailing equipment; that the proposed use is a use deemed viable by the marketplace and, as such, the proposed use is necessary for the public convenience at this location to provide a retail use dictated by the needs of the growing number of people living and working in the area; that the public health, safety and

MINUTES OF MEETING

October 20, 1995

Cal. No. 302-95-S

welfare will be adequately protected in the design, location and operation of the proposed retail sporting goods store which will furnish adequate off-street parking to be located at 1547 N. Kingsbury Avenue, as provided for in companion application 303-95-S; that the potential for land use conflicts and nuisances upon the surrounding land uses is minimal; that there is no evidence that the establishment of the proposed use would cause any loss of manufacturing jobs in the area; that the proposed retail store will have no negative effect on the property values in the core area; that the proposed use will meet the off-street parking requirements of the PMD ordinance; that parking at the proposed off-site parking lot located at 1547 N Kingsbury Street limited to the hours between 10 A.M. and 9 P.M. Mondays through Saturdays and between 11 A.M. and 6 P.M. Sundays will ease potential peak time traffic flow conflicts with the manufacturer's traffic along Kingsbury Street and North Avenue; that the subject property was for sale since 1989 with no competitive offers made by potential manufacturers; that the proposed retail sporting goods store will be compatible with the other uses in the buffer area, and that the establishment of the proposed use will not cause substantial injury to the value of other property in the area and will have no deleterious effect upon the manufacturing uses in the core area; 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 retail sporting goods store in a proposed 2-story building, in Planned Manufacturing District #1, on premises at 944 W. North Avenue, upon condition that off-street parking for 42 private passenger automobiles shall be located at 1547 N. Kingsbury Street, as provided for in companion application 303-95-S; that there shall be adequate signage on the outside of the building stating that customer parking is available at the 1547 N. Kingsbury Street parking lot; that there shall be no valet parking provided; that all deliveries to the proposed sporting goods store shall be made to the rear loading dock between the hours of 9 A.M. and 5 P.M.; 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: Steve Ivankovich

CAL. NO. 303-95-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 3-G

APPEARANCES AGAINST: Steven R.Kahn

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED - 1547 N. Kingsbury 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, Steve Ivankovich, for Leonard Levitan, owner, on August 18, 1995, 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 42 private passenger automobiles, in an M2-5 General Manufacturing District, on premises at 1547 N. Kingsbury Street, to satisfy the parking requirement for a retail sporting goods store in a proposed 2-story building, at 944 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.16-2."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the premises is located in an M2-5 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-5 General Manufacturing District; that the subject site is a 15,681 sq. ft. irregular shaped lot presently improved with a vacant 2-story brick commercial building; that the applicant proposes to demolish the existing structure and establish an off-site accessory parking lot for 42 private passenger automobiles; that on October 20, 1995 the Board approved the establishment of a retail sporting goods store in a proposed 2-story building, in Planned Manufacturing District #1, on premises at 944 W. North Avenue, in Cal. No. 302-95-S; that the proposed use at the subject site is necessary to fulfill the parking requirement for the aforesaid proposed retail sporting goods store; 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 and standards hereinafter set forth; that the proposed parking lot will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is

MINUTES OF MEETING

October 20, 1995

Cal. No. 303-95-S

authorized to permit the establishment of an off-site accessory parking lot for 42 private passenger automobiles, on premises at 1547 N. Kingsbury Street, to satisfy the parking requirement for a retail sporting goods store in a proposed 2-story building at 944 W. North 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 belonging to customers of the proposed sporting goods store to be located at 944 W. North Avenue and that no commercial vehicles shall be parked upon said lot at any time; that there shall be adequate signage identifying the lot as a parking lot only for the customers of the sporting goods store at 944 W. North Avenue; 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 drainaget tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the driveways located on W. Weed Street and N. Kingsbury Street, with wrought iron fencing; that striping shall be provided; that lighting shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be via driveways located on W. Weed Street and N. Kingsbury Street; that the driveways shall be constructed in accordance with applicable ordinances; that the parking lot hours of operation shall be the same as the hours of operation of the proposed sporting goods store, 10 A.M. to 9 P.M. Monday through Saturday and from 11 A.M. to 6 P.M. Sunday; that the lot shall be securely locked at all times when not in use by the sporting goods store; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: East Side Lofts, LLC

CAL. NO. 304-95-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 1601 S. Indiana 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, East Side Lofts, LLC, owner, on August 4, 1995, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor in the renovation of an existing 5-story brick building to 66 dwelling units, in a B4-3 Restricted Service District, on premises at 1601 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 4, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 43' x 328' lot improved with a 5-story former manufacturing building presently being renovated into 66 dwelling units; that on August 2, 1995, the City Council rezoned the subject site from C3-5 Commercial-Manufacturing to B4-3 Restricted Service, specifically for the proposed residential development; 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 a continuing demand for residential dwelling units in this redevelopment area; that the public health, safety and welfare will be adequately protected in the design, location and establishment of the proposed dwelling units on the ground floor of the subject building in that adequate off-street parking will be provided and that their location will be compatible with the trend in the area; that the proposed ground floor dwelling units in this 5-story 66-dwelling unit building will be compatible with existing improvements in this developing residential area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

October 20, 1995

Cal. No. 304-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is hereby authorized to permit the establishment of dwelling units on the ground floor in the renovation of an existing 5-story brick building to 66 dwelling units, on premises at 1601 S. Indiana 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: Crampton, Inc.

CAL. NO. 305-95-S

APPEARANCES FOR: William Smith

MAP NO. 18-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 7416-20 S. Vincennes Avenue

October 20, 1995

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, Crampton, Inc., owner, on August 2, 1995, 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 the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 7416-20 S. Vincennes Avenue, for use as employee parking for a business located at 7437 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-1(6), 9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the proposed use to be located in a C1-2 Restricted-Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is a 80' x 145' lot presently in use as a parking lot; that the applicant manufactures interiors, fixtures and exhibits for conventions and trade shows; that the proposed use is necessary for the public convenience at this location for use as employee parking for the applicant's business location at 7437 S. Vincennes 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 and standards hereinafter set forth; that the proposed use is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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 the parking of private passenger automobiles, on premises at 7416-20 S. Vincennes Avenue, for use as employee parking for a business located at 7437 S. Vincennes

MINUTES OF MEETING

October 20, 1995

Cal. No. 305-95-S

Avenue, upon condition that the lot shall be used for parking by employees of the applicant business only; 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 a 6 feet high chain link fence; that lighting and striping shall be provided; that ingress to and egress from the parking lot shall be from S. Vincennes Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant company; 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: Langley Avenue Church of God

CAL. NO. 306-95-S

APPEARANCES FOR: Noah W. Reid, Jr., Priscilla Murff

MAP NO. 14-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 6155-59 S. Champlain 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, Langley Avenue Church of God, owner, on August 23, 1995, 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 the parking of private passenger automobiles, in an R5 General Residence District, on premises at 6155-59 S. Champlain Avenue, to serve a church located at 6157-59 S. Langley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 25, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.4-4(4), 7.12, 7.12-1(2), 7.12-2(1)."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 72' x 122.3' unimproved lot located on the northeast corner of S. Champlain Avenue and E. 62nd Street; that the applicant proposes to establish an off-site accessory parking lot at the subject site; that the proposed use is necessary for the public convenience at the subject site to serve the applicant church located at 6157-59 S. Langley 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 and standards hereinafter set forth; that the proposed parking lot, screened from residential improvements abutting the side to the north and with on-site 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 the parking of private passenger automobiles, on premises at 6155-59 S. Champlain Avenue, to serve a church located at 6157-59 S. Langley 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

MINUTES OF MEETING

October 20, 1995

Cal. No. 306-95-S

the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick and surfaced with asphaltic concrete or some other comparable all-weather dustless material and property graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by wrought-iron fencing on the west property line, excepting the driveway, along the south property line and along the east property line, excepting the exit driveway; that a five feet tall wooden fence shall be provided on the north property line to screen the parking lot from abutting residential property; that striping shall be provided; that lighting shall be provided directed away from abutting residential property; that concrete wheel stops shall be provided; that ingress shall be from S. Champlain Avenue; that egress shall be onto E. 62nd Street via the alley abutting the site to the east; that the S. Champlain driveway 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 two parkway trees shall be planted on E. 62nd Street and a densely planted hedge shall be planted along the E. 62nd Street property line; 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: Johnnie Hill

CAL. NO. 307-95-S

APPEARANCES FOR: Gregory Miller, Johnnie Hill

MAP NO. 22-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 9425 S. State 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., Johnnie Hill, owner, on August 22, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an automobile laundry (car wash) building, in a C1-1 Restricted Commercial District, on premises at 9425 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 21, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is a 32,000 sq. ft. unimproved parcel of land located across S. State Street from the Dan Ryan Expressway near the intersection of E. 95th Street and S. State Street; that the subject site was formerly occupied by an abandoned car wash; that the applicant proposes to erect a 1-story building containing a modern drive-through automobile laundry facility and two retail stores at the subject site; that the proposed use is necessary for the public convenience at the subject site to provide a necessary service in this mixed business and residential area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed automobile laundry which will provide adequate on-site space for stacking of automobiles awaiting washing; that the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is

MINUTES OF MEETING

October 20, 1995

Cal. No. 307-95-S

authorized to permit the erection of an automobile laundry (car wash) and 2 retail store building, on premises at 9425 S. State Street, upon condition that landscaping shall be installed consistent with the landscape plan prepared by John O. Lewis and dated October 20, 1995 and that a wood fence shall be installed along the eastern property line to prevent alley access to the site; 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: D. Angelo Pawners & Jewelers, Inc.

CAL. NO. 308-95-S

APPEARANCES FOR: Gregory Catrambone, Frank Ingram

MAP NO. 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 6920 S. Stony Island 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, D. Angelo Pawners & Jewelers, Inc., for Austin Bank of Chicago, Tr. No. 7172, owner, on September 12, 1995, filed an application for a special use under the zoning ordinance to the approval of the location and the establishment of a pawn shop in a 1-story brick store building, in a C1-2 Restricted Commercial District, on premises at 6920 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 1-story brick store building; that the applicant proposes to establish a collateral loan (pawn shop) and retail sale of jewelry business in the 1-story brick store building at the subject site; that testimony presented indicates that 60 to 70% of the business activity at the site will be in the retail sale of jewelry; that the proposed use is necessary for the public convenience at this location to provide a service to the adjacent residential communities in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated in compliance with all applicable state and city regulations governing the establishment and operation of pawn shops; that the proposed pawn shop business will bring an abandoned building on to the city tax rolls and will be compatible with existing business improvements in this block of S. Stony Island 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 be use be and it hereby is approved and the Zoning Administrator is

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

MINUTES OF MEETING

October 20, 1995

Cal.No. 308-95-S

authorized to permit the establishment of a pawn shop in a 1-story brick building, on premises at 6920 S. Stony Island Avenue, upon condition that all signage shall be minimal and unobtrusive; 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: Saint Barnabas Urban Center

CAL. NO. 309-95-S

APPEARANCES FOR: Phillip Mantle

MAP NO. 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 4245 W. Washington Boulevard

October 20, 1995

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, Saint Barnabas United Center, for Episcopal Diocese of Chicago, owner, on August 16, 1995, filed an application for the approval of the location and the establishment of a transitional shelter for 15 women and children in a 2-story brick residence, in an R4 General Residence District, on premises at 4245 W. Washington Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-4, 7.12-2(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick residence currently serving as the rectory for Saint Barnabas Episcopal Church; that the applicant proposes to establish a transitional shelter for 15 women and their children from infancy through 10 years of age at the subject site; that the length of stay is a maximum of 120 days; that there will be 24 hour daily supervision; that the proposed shelter will have 8 full-time staff and 16 volunteer staff personnel; that residents will be referred to other facilities for treatment of chemical dependency problems; that the proposed transitional shelter will provide emergency housing referrals, GED classes, job training, parenting classes, literacy classes and support groups, etc.; that the proposed use is necessary for the public convenience at this location in that there is a need for a transitional shelter facility for women and children in the Garfield Park community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth and that the proposed facility shall comply with all applicable provisions of municipal and state ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use, which fulfills a need in the community,

MINUTES OF MEETING

October 20, 1995

Cal. No. 309-95-S

is consistent with the prior use of the premises as a church rectory 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 transitional shelter for 15 women and their children (infants through 10 years of age) in a 2-story brick residence, on premises at 4245 W. Washington Boulevard, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used for a transitional shelter until the building complies with all applicable code regulations; that no alcohol or drugs shall be allowed on the premises; that adequate on-site security shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter for women and children (infants through 10 years of age), or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Ron's Temporary Help Service

CAL. NO. 310-95-S

APPEARANCES FOR:

MAP NO. 7-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 4700 W. Diversey Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 19, 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: Anderson Schroud Group/R.I. Busse, Inc.

CAL. NO. 311-95-S

APPEARANCES FOR: Jack Guthman

MAP NO. 32-B

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 12200-12600 S. Carondolet 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, Anderson Schroud Group/R.I. Busse, Inc., for Anderson Schroud Group, owner, on August 29, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a reprocessible construction/demolition material facility on 5 acres which is part of an overall 254 acre site to be developed into an industrial park, in an M3-3 Heavy Manufacturing District, on premises at 12200-12600 S. Carondolet Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 29, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.4-2(11)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; and

WHEREAS, the district maps show that the premises is located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M3-3 Heavy Manufacturing District; that subject site is an approximately 5 acre site which is part of a larger 254-acre site which will be developed into an industrial park known as the Phoenix Center for Industry; that the proposed use will be a temporary use at the site for the reprocessing and recycling of concrete and asphaltic materials for use in the construction of streets, sewers and electrical utilities as well as other infrastructure in the planned industrial park; that it is estimated that the infrastructure improvements will be completed in approximately 10 years and that upon completion of the said industrial park's infrastructure improvements, all equipment and material used in connection with the facility will be removed from the site; that the proposed facility will consist of three temporary structures: an office trailer, a scale house and a supply/storage trailer; that the proposed facility will accept construction and demolition materials; that trucks entering the facility will be screened for unacceptable materials; that if such unacceptable materials are found they will be removed and later disposed of at landfills in the area; that acceptable concrete and demolition materials, after screening, will be fed into crushing unit, after which the crushed materials will be transferred via conveyor system to the screening equipment which

MINUTES OF MEETING

October 20, 1995

Cal. No. 311-95-S

classifies the materials; that the finished product piles will be maintained at heights not exceeding 30 feet; that the estimated annual tonnage processed by the facility will be 332,500 tons; that the average number of trucks daily entering and leaving the facility will be 65; that ingress to and egress from the proposed facility will be via Carondelet Avenue; that as part of the industrial park development, the City of Chicago will build a roadway off of Torrence Avenue to help alleviate truck traffic on Carondelet Avenue; that the reprocessing equipment hours of operation during off-line months of mid-December through mid-March will be from 8 A.M to 3:30 P.M., Monday through Friday; that during on-line months of operation, mid-March through mid-December, the hours of operation will be from 7 A.M. to 5 P. M., Monday through Friday and from 7 A.M. to 2:30 P.M. Saturday; that the proposed use is necessary for the public convenience at this location in that the entire industrial park site was recently approved by the City of Chicago as a Tax Increment Financing District (T.I.F.) and that in connection with the TIF, that the City requires recycled and reprocessed materials be used in the development of the industrial park, and that the applicant has agreed to do so; that further, the City's general redevelopment plan calls for the use of recycled and reprocessed materials in the construction of the industrial park; that 75% of the materials recycled at the subject site will be used at the site; that the proposed reprocessable construction/demolition materials facility is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that the site, located approximately in the center of 254 acres of open space, is well buffered on all sides, thus minimizing its impact on surrounding property owners; that in accordance with city ordinances, the applicant's environmental and pollution control methods have been approved by the City of Chicago Department of Environment which has granted the applicant an operating permit for the facility; that there will be no on-site storage of fuel nor any fueling facilities; that the proposed facility will comply with all requirements and regulations of the Illinois Environmental Protection Agency, the City of Chicago Department of Environment and all applicable operation regulations of the M3-3 Heavy Manufacturing District; that the proposed facility will not cause substantial injury to the value of other property in the neighborhood in which it is to be located in that the proposed use will be an interim use only and will be removed from the site upon completion of the industrial park's infrastructure improvements and that the subject 5 acre site is located within a larger parcel of land which is well buffered from any other property which might be affected; and further, that the subject use at the site is an appropriate use in this M3-3 Heavy Manufacturing District which has historically been used for industrial purposes; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and Zoning Administrator is authorized to permit the establishment of a reprocessable construction/demolition material facility on 5 acres which is part of an overall 254 acre site to be developed into an industrial park, on premises at 12200-12600 S. Carondelet Avenue, upon condition that the special use approved herein shall expire in ten (10) years from the date of this order; that all heavy rock crushing equipment shall be set back more that 900 feet from Carondelet Avenue; that truck traffic shall be directed to enter and exit the site via westbound 126th Street as soon as the 126th Street improvements are completed; that all truck traffic shall be prohibited on the residential portion of Carandolet Avenue as soon as 126th Street is completed; that all applicable ordinances of the City of Chicago Department of Environment, the Illinois and Federal Environmental Protection Agencies and all operating standards under Article 10 of the zoning ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Thomas & Caren Casa

CAL. NO. 312-95-Z

APPEARANCES FOR:

MAP NO. 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 3421 S. Union Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED UPON
MOTION OF THE BOARD
TO DECEMBER 15, 1995.

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: Tom Sosnoff

CAL. NO. 313-95-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 2616 N. Lakewood Avenue

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

ACTION OF BOARD--

THE VOTE

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

VARIATIONS GRANTED.

THE RESOLUTION:

WHEREAS, Tom Sosnoff, owner, on August 23, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2nd story guest bedroom and exercise room addition to an existing detached garage on the rear of the lot accessory to a 1-story brick single-family dwelling on the front of the lot, which addition will be located in the required 30' rear yard and the height (27.5') of which will encroach vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 2616 N. Lakewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.6-3, 7.8-4, 7.9-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals, at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 2, 1995; 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 49.9' x 124.42' lot improved with a 1 and 2-story residential building in the front of the lot and a 1-story brick coach house building on the rear of the lot; that the applicant proposes to erect a full 2nd floor addition to the 1-story coach house building which will contain guest bedroom and an exercise room; 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 2nd floor addition to the 1-story coach house at the rear of the lot is necessary to meet the lifestyle requirements of the applicant; that the plight of the owner is due to unique circumstances in that the proposed increase in the maximum height limitation is necessary to allow needed space to accommodate the planned exercise room facility in the proposed 2nd story addition; that the proposed 2nd story addition to the existing 1-story coach house will not impair an adequate supply of light and air to adjacent properties and will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

October 20, 1995

Cal. No. 313-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation of 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 2nd story guest bedroom and exercise room addition to an existing detached garage on the rear of the lot accessory to a 1-story brick single family dwelling on the front of the lot, which addition will be located in the required 30' rear yard and the height (27.5') of which will encroach vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 2616 N. Lakewood Avenue, upon condition that adequate space for garbage receptacles shall be provided within the existing detached garage; 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: BBI Enterprises, Inc., d/b/a Top Self

CAL. NO. 303-93-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 660 N. Orleans Street

SUBJECT- Remand of the Circuit Court in BBI Enterprises, Inc. v. Zoning Board of Appeals, et al., No. 93 CH10018.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED
FOR STATUS TO
NOVEMBER 17, 1995.

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: Aunt Martha's Youth Service Center, Inc.

CAL. NO. 253-95-S

APPEARANCES FOR:

MAP NO. 32-B

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 3125 E. 131st Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED
FOR STATUS TO
NOVEMBER 17, 1995.

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: Patricia Thomas

CAL. NO. 151-95-S

APPEARANCES FOR:

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 33 N. Kedzie Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
JANUARY 19, 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: Jeffrey B. Gelman

CAL. NO. 200-95-Z

APPEARANCES FOR: John Powen

MAP NO. 7-H

APPEARANCES AGAINST: Glenn Udell

MINUTES OF MEETING:
October 20, 1995

PREMISES AFFECTED- 2429 N. Clybourn 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, Jeffrey B. Gelman, for First Bank & Trust Co. of Illinois - Tr. No. 10-1933, owner, on June 22, 1995, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 14 dwelling unit condominium building, with no front yard and no side yards instead of 15 feet and 7.5 feet each, respectively, on premises at 2429 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 16, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-5, 7.11-4, 7/12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995 after due notice thereof by publication in the Chicago Sun-Times on July 31, 1995; 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 on October 2, 1995, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R5 General Residence specifically for the proposed residential project; that the subject site is a 150' x 75.16' lot improved with a vacant 2-story brick commercial building; that the applicant proposes to demolish the existing building and erect a 3-story 14-dwelling unit building at the subject site with off-street parking spaces located in the rear of the proposed 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 front and side yard variations requested are necessary in order to provide space at the rear of the subject property behind the proposed 14-dwelling unit building for off-street parking; that the plight of the owner is due to the necessity of providing adequate living space in the proposed dwelling units while retaining sufficient space on the property for an off-street parking area; that the proposed residential development will be compatible with the mixed residential and business 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

October 20, 1995

Cal No. 200-95-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 14-dwelling unit condominium building, with no front yard and no side yards instead of 15 feet and 7.5 feet, respectively, on premises at 2429 N. Clybourn Avenue, upon condition that the following restrictions stipulated in the Agreement, dated October 13, 1995 between the applicant and Richard Asta, the owner of the property at 2429 N. Clybourn Avenue, shall be complied with: that the condominium building shall be erected such that the south wall thereof shall be at least one foot away from the south lot line of the subject property between ground level and four feet above ground level as measured on the property and that from the point commencing at four feet above ground level as measured on the property and continuing upward for the entire height of the condominium building, said building shall be erected such that the south wall thereof shall be at least two feet away from the south lot line of the subject property; 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: Roy Warner

CAL. NO. 202-95-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 20, 1995

PREMISES AFFECTED- 2502 N. Sheffield Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 15, 1995.

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: Stanley Bell, James Crane
APPEARANCES FOR: Martin Reid, Stanley Bell
APPEARANCES AGAINST:
PREMISES AFFECTED- 2701 W. 71st Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 220-95-A
MAP NO. 18-I
MINUTES OF MEETING:
 October 20, 1995

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, Stanley Bell and James Crane, as amended, for Fred Asis, owner, on July 10, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a non-conforming tavern in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2701 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that on December 28, 1978 the City Council rezoned the subject site from B4-2 to B2-1 Restricted Retail; that the testimony presented indicates that the present owner of the subject premises, Fred Asis, was granted a liquor license to operate a tavern at the site on approximately June 1, 1990; that the subject site had been occupied by a tavern for approximately 15 years; that the present owner ceased operation of the tavern about October, 1994 due to decline in tavern revenues and did not renew the existing liquor license; that with the intent not to abandon the use of the subject premises as a tavern, the owner entered into a lease agreement with the applicants, Stanley Bell and James Crane, to re-establish a tavern at the subject site; that the lessees have at their own expense done extensive remodeling of the premises having relied on the longstanding prior use of the premises as a non-conforming tavern; that the down zoning of the subject site caused the prior use to become non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

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

MINUTES OF MEETING

October 20, 1995

Cal. No. 220-95-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a non-conforming tavern in a 2-story brick store and apartment building, on premises at 2701 W. 71st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

October 20, 1995

Cal. No. 113-95-Z

Bernard I. Citron, for Gordon and Claire Seigel, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 3rd story 26' x 58' addition to a 2-story brick single-family dwelling, whose front yard will be 7 feet instead of 8.64 feet, with no east side yard instead of 3 feet and no rear yard instead of 30 feet, on premises at 25 E. Cedar Street, which variations were granted by the Zoning Board of Appeals on May 19, 1995 in Cal. No. 113-95-Z.

Mr. Citron stated that because of construction issues which arose after the plans were drawn up, based on the granting of the variations, it has not been possible for the applicants to obtain a building permit and start construction within the six-month validity period of the variations granted.

Chairman Spingola moved that the request be granted and the time in which to obtain necessary building permits be extended to May 19, 1996. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 1995

Cal. No. 286-94-Z and

Cal. No. 287-94-Z

Mr. Gary I, Wigoda, for American National Bank, Tr. No. 102955-09, owner, presented a request for a further extension of time in which to obtain necessary permits in order to proceed with the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2052 W. Armitage Avenue; and for the erection of a 3-story 6-dwelling unit townhouse building whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2056 W. Armitage Avenue, which variations were granted by the Zoning Board of Appeals on November 18, 1994, in Cal. Nos. 286-94-Z and 287-94-Z, respectively, and for which extensions of time to November 18, 1995 were granted by the Board on May 19, 1995

Mr. Wigoda stated that due to certain problems with these properties which were discovered after the approval of these requests, the applicant has not yet been able to proceed with the projects, by intends to do so in the near future.

Chairman Spingola moved that the request for extensions of time in which to proceed with the erection of the 3-story 6-dwelling unit townhouse buildings at 2052 and 2056 W. Armitage Avenue be granted and the time extended to May 18, 1996. 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

MINUTES OF MEETING

October 20, 1995

Cal. No. 186-94-S

Rebecca P. Watson, for Victory Christian Church, applicant, presented a request for an extension of time in which to obtain the necessary permit for the establishment of a 224-seat church in a 4-story brick building, on premises at 356-68 W. Chicago Avenue, which was approved, under certain conditions, by the Zoning Board of Appeals on July 15, 1994 in Calendar No. 186-94-S.

Ms. Watson stated that because the purchase and sale transaction of the subject property did not close until August 29, 1995, later than had been anticipated, the validity period of the special use approved by the Board on July 15, 1994, expired before the applicant could obtain necessary permits.

Chairman Spingola moved that the request for an extension of time in which to obtain necessary permits be granted and the time extended to July 15, 1996. The motion prevailed by yeas and nays as follows:

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

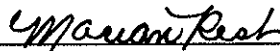
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

MINUTES OF MEETING

October 20, 1995

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on November 17, 1995.


Secretary