

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, March 20, 1992

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

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Anthony J. Fornelli
LeRoy K. Martin, Jr.

MINUTES OF MEETING

March 20, 1992

Member Fornelli moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 21, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli and Martin. Nays- None. Absent- Alakiotou, Moore.

* * * * *

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: Dennis J. Huminiak

CAL. NO. 41-92-Z

APPEARANCES FOR:

MAP NO. 19-O

APPEARANCES AGAINST:

MINUTES OF MEETING

March 20, 1992

PREMISES AFFECTED— 7429 N. Octavia Avenue

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

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

APPLICANT: A. Arthur and Robin Halle
 APPEARANCES FOR: Robin Halle
 APPEARANCES AGAINST:

CAL. NO. 42-92-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 March 20, 1991

PREMISES AFFECTED— 6711 N. Mozart Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, A. Arthur and Robin Halle, owners, on January 30, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story (11' x 26') and 1-story (3' x 12') addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 4 feet and whose south side yard will be 3 feet instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6711 N. Mozart Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 23, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(13,1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; 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 improved with a 2-story brick Georgian-style single-family dwelling with an enclosed 1-story rear porch and a 1-story bay window at the rear of the residence; that the applicant proposes to erect a 2-story 11' x 26' addition at the rear of the building where the existing bay window is located and a 1-story 3' x 12' open deck addition at the rear of the aforesaid proposed 2-story addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to provide additional living space in the single-family dwelling to meet the needs of the applicant and family; that the plight of the owner is due to the need for adequate living space in the existing single-family dwelling; that no one appeared in opposition to the applicant's proposal; that the proposed additions will follow existing building lines and 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

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 (11' x 26') and 1-story (3' x 12') addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 4 feet and whose south side yard will be 3 feet instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6711 N. Mozart 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: Mauricio & Beth Schabes
 APPEARANCES FOR: Mauricio Schabes
 APPEARANCES AGAINST:

CAL. NO. 43-92-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 6326 N. Central Park Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, Mauricio and Beth Schabes, owner, on February 14, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story (9.62' x 23.92') and 2-story addition (6' x 23.92') to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 2.86 feet and whose south side yard will be 3.22 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6326 N. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 126.33' lot improved with a 1 and 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 2nd story 9.62' x 23.92' addition and a 2-story 6' x 23.92' addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to provide increased family room space and additional bathroom and bedroom space for the applicant and family; that the plight of the owner is due to the need for additional living space in the existing single-family dwelling; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will follow existing building lines and will be compatible with existing residential improvements in the area; it is therefore

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March 20, 1992

Cal. No. 43-92-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 2nd story (9.62' x 23.92') and 2-story addition (6' x 23.92') to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 2.86 feet and whose south side yard will be 3.22 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6326 N. Central Park 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: Edward and Lorraine Kwasik
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 44-92-Z
 MAP NO. 12-N
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 5446 S. Normandy Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, Edward and Lorraine Kwasik, owner, on January 29, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24' x 48' 2nd story addition to a 1-story brick single-family dwelling, whose north side yard will be 5 feet and whose south side yard 3.52 feet instead of combined side yards of 10.02 feet and whose total floor area ratio will be 0.57 instead of 0.50, on premises at 5446 S. Normandy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(13,1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; 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 33' x 125.48' lot improved with a 24 feet wide 1-story brick single-family dwelling; that the applicant proposes to erect a 24' x 48' 2nd story addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition is necessary to meet the additional living space requirements of the applicant and extended family; that the plight of the owner is due to unique circumstances in that the applicant needs to provide living space for his extended family which would not be possible without the variations requested; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will follow existing building lines and will be compatible with existing residential improvements in the block; it is therefore

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March 20, 1992

Cal. No. 44-92-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 24' x 48' 2nd story addition to a 1-story brick single-family dwelling, whose north side yard will be 5 feet and whose south side yard 3.52 feet instead of combined side yards of 10.02 feet and whose total floor area ratio will be 0.57 instead of 0.50, on premises at 5446 S. Normandy 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 & Peggy Goldberg
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 45-92-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 2135 W. Charleston Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, Michael & Peggy Goldberg, owner, on January 29, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story addition to the rear of a 3-story brick single-family dwelling, whose rear yard will be 3 feet instead of 30 feet, on premises at 2135 W. Charleston Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-3, §7.9-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; 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 a 48' x 100' lot improved with a 3-story single-family dwelling with a completed 1-story addition at the rear; that the existing single-family dwelling is located on the west rear portion of the lot and a frame garage in the east rear portion of the lot; that construction of the said 1-story addition at the rear of the existing building was already begun when the applicant purchased the property in 1989; that the contractor hired by the applicant to finish the work advised the applicant that a permit was not needed; 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 1-story addition is necessary to provide needed additional kitchen space and furnace area; that the plight of the owner is due to the configuration of the existing single family dwelling and garage on the rear of the lot which necessitates the rear yard variation requested; that no one appeared in opposition to the applicant's proposal; that the said 1-story addition will not impair an adequate supply of light and air to adjacent properties and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 45-92-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, in an R3 General Residence District, the erection of a 1-story addition to the rear of a 3-story brick single-family dwelling, whose rear yard will be 3 feet instead of 30 feet, on premises at 2135 W. Charleston 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: Robert Hughs, Sr.
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST: Cynt Grover
 PREMISES AFFECTED— 4702 S. Langley Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 46-92-S
 MAP NO. 12-E
 MINUTES OF MEETING
 March 20, 1992

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Robert Hughs, Sr. owner, on February 11, 1992, 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 B5-3 General Service District, on premises at 4702 S. Langley Avenue, to serve a proposed office building located at 715 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-5, §8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

WHEREAS, the district maps show that the premises is located in a B5-3 General 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 B5-3 General Service District; that the subject site is an 11,718 sq. ft. lot presently improved as an automobile parking lot; that the proposed use of the site as an accessory parking lot is necessary for the public convenience at this location to serve a proposed Illinois Department of Employment Security office building located at 715 E. 47th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed accessory parking lot to be improved and operated under the conditions hereinafter set forth; that the use of the subject site as accessory off-site parking for a proposed office building located at 715 E. 47th Street will be 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

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March 20, 1992

Cal. No. 46-92-S

lot for the parking of private passenger automobiles, on premises at 4702 S. Langley Avenue, to serve a proposed office building located at 715 E. 47th Street, upon condition that no use shall be made for the purpose requested until the following conditions 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 surfacing, drainage, striping and lighting shall be maintained; that the solid screen fencing on the south and west lot lines shall be maintained; that the existing 2 feet high guard railing shall be maintained; that ingress and egress shall be from S. Langley Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the public alley located south of the site; 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 in accordance with the provisions and standards hereby established under this order.

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

APPLICANT: American National Bank & Trust Co., Tr. #106941-07

CAL. NO. 47-92-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-G

APPEARANCES AGAINST: Pierre Meunier

MINUTES OF MEETING

March 20, 1992

PREMISES AFFECTED— 1414-24 W. Roscoe Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, American National Bank & Trust Co., Tr. #106941-07, owner, on February 11, 1992, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 15-dwelling unit townhouse building, with no south front yard instead of 10.47 feet, with no west side yard instead of 10 feet and with no north rear yard instead of 30 feet, on premises at 1414-24 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 7, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is an 86.25' x 120.07' unimproved lot; that on April 20, 1990, the Board granted a variation permitting the erection of a 2-story addition above a 1-story brick former commercial building all of which to contain 15 dwelling units with no south front yard instead of 10.47 feet, and no north rear yard instead of 30 feet, at the subject site; that the testimony heard in Calendar No. 116-90-Z, is hereby made part of the record in this case; that the applicant proposes to erect 15 townhouse dwelling units, each with enclosed garage parking, at the subject site, utilizing the existing foundation of a previous 1-story brick commercial 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 yard variations requested are necessary in order to make the residential project architecturally and economically feasible; that the plight of the owner is due to the applicant's desire to utilize the existing foundation of the commercial building which previously occupied the site and also to eliminate the use of the public alley abutting the site to the east for automobile ingress and egress; that the proposed 15 townhouse dwelling unit development with enclosed parking garages and landscaped courtyard area will be compatible with the

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Cal. No. 47-92-Z

existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 15-dwelling unit townhouse building, with no south front yard instead of 10.47 feet, with no west side yard instead of 10 feet and with no north rear yard instead of 30 feet, on premises at 1414-24 W. Roscoe Street, upon condition that there shall be no automobile ingress nor egress via the public alley to the east of the site; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that an area for trash receptacles shall be provided on 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: Harold Lichterman & Patrick Fitzgerald
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST: Jeff Laird

CAL. NO. 48-92-S
 MAP NO.
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED-- 4745 N. Ravenswood Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Harold Lichterman & Patrick Fitzgerald, for Robert & Peter Glick, owners, on February 6, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 14 dwelling units on the first floor and lower level in the conversion of a 1 and 4-story brick commercial building into 45 dwelling units, in an M1-2 Restricted Manufacturing District (proposed B4-3 Restricted Service District), on premises at 4745 N. Ravenswood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4. §8.6-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District (proposed 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 on February 26, 1992, the zoning committee of the City Council recommended that the subject site be rezoned from M1-2 Restricted Manufacturing to B1-3 Local Retail; that the subject site is an irregular-shaped lot presently improved with a 1 and 4-story brick commercial building; that the applicants propose to establish 14 duplex dwelling units on the first floor and lower level in the conversion of the subject building into 45 dwelling units; that 40 on-site parking spaces will be provided; that the proposed use is necessary for the public convenience at this location in that there is no demand for 1st floor business improvements in the area; that the trend in this area is toward rehabilitation of old commercial property into residential uses; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations and which will provide landscaping and adequate off-street parking spaces; that the proposed use at the subject site will be compatible with the mixed business and residential uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

March 20, 1992

Cal. No. 48-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the approval of the establishment of 14 dwelling units on the first floor and lower level in the conversion of a 1 and 4-story brick commercial building into 45 dwelling units, on premises at 4745 N. Ravenswood Avenue, upon condition that the accessory parking areas located south and northeast of the proposed residential development shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the property which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking areas shall be enclosed with 2 feet high steel beam guard rails, excepting at the entryways; that striping shall be provided; that lighting shall be provided; that ingress and egress to the south parking area shall be from N. Ravenswood Avenue; that the alley abutting the site to the east shall not be used for ingress nor egress to the south parking area; that the driveway shall be constructed in accordance with applicable ordinances; that ingress and egress to the parking area located on the northeast portion of the site shall be from the abutting public alley; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with: that trash dumpsters shall be located in an appropriate space within the residential development; 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 special use is hereby approved subject to the rezoning of the subject site by the City Council to B1-3 Local Retail.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Good News Partners

CAL. NO. 49-92-S

APPEARANCES FOR:

MAP NO. 19-H

APPEARANCES AGAINST:

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March 20, 1992

PREMISES AFFECTED— 7632-34 N. Paulina Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 19, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

APPLICANT: Christ Center

CAL. NO. 50-92-S

APPEARANCES FOR:

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING
March 20, 1992

PREMISES AFFECTED— 1139-49 W. Madison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 17, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Outreach Missionary Baptist Church

CAL. NO. 51-92-S

APPEARANCES FOR:

MAP NO. 24-D

APPEARANCES AGAINST:

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March 20, 1992

PREMISES AFFECTED— 1143-45 E. 95th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 15, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Outreach Missionary Baptist Church

CAL. NO. 52-92-S

APPEARANCES FOR:

MAP NO. 24-D

APPEARANCES AGAINST:

MINUTES OF MEETING

March 20, 1992

PREMISES AFFECTED— 1207 E. 95th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 15, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: ELCA Loan Fund of the Evangelical Lutheran Church in America

CAL. NO. 53-92-S

APPEARANCES FOR: Robert Oexeman

MAP NO. 20-B

APPEARANCES AGAINST:

MINUTES OF MEETING
March 20, 1992

PREMISES AFFECTED— 2805 E. 87th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, ELCA Loan Fund of the Evangelical Lutheran Church in America for Thomas W. and Joann P. Adams, owners, on February 5, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 100-seat church in a 1 and 2-story brick former funeral home building, in a B4-2 Restricted Service District, on premises at 2805 E. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1 and 2-story brick former funeral home building; that the establishment of the proposed church is necessary for the public convenience at this location to provide a reach-out ministry to the Haitian community residing 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 comply with all applicable building code regulations and which will provide adequate off-street parking at the subject site; that the use of the 1 and 2-story former funeral home building as a church will be compatible with existing mixed business and residential improvements in the area and will not cause substantial injury the 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 100-seat church in and 1 and 2-story brick former funeral home building, on premises at 2805 E. 87th Street,

MINUTES OF MEETING

March 20, 1992

Cal. No. 53-92-S

upon condition that the parking area located west of the existing building shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said area at any time; that the parking area 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 property which shall be connected by drainage tiles to an established City of Chicago sewer; that 2 feet high steel beam guard rails shall be erected on the periphery of the parking area, excepting the entrance/exit; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided which shall be directed away from adjacent residential property; that ingress and egress shall be from the alley abutting the site to the west; 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 permit is issued.

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

APPLICANT: Ronald B. Grais
APPEARANCES FOR: Ronald B. Grais
APPEARANCES AGAINST: Karen Hoover, et al.

CAL. NO. 54-92-Z
MAP NO. 19-H
MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 7433-61 N. Hermitage Avenue & 7438-54 N. Rogers Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, Ronald B. Grais, for NBD Trust Company of Chicago, Tr. #1258-CH, owner on, February 11, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed B4-4 Restricted Service District), the erection of an 8 and 10-story 200-dwelling unit building, with no west front yard instead of 15 feet and with a 3 feet south side yard instead of a voluntary 10% of the height of the building or 6 feet in width, whichever is greater, on premises at 7433-61 N. Hermitage Avenue and 7438-54 N. Rogers Avenue; and

WHEREAS, the decision of Office of the Zoning Administrator rendered February 3, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.7-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

WHEREAS, the subject site was rezoned by the City Council on February 26, 1992 from R4 General Residence District to a B1-4 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 46,722 sq. ft. irregular shaped reverse corner lot recently rezoned by the City Council to a B1-4 Local Retail District specifically for the proposed use; that the applicant proposes to erect on the subject site an 8 and 10-story 200-dwelling unit building with underground parking; that in conjunction with said 200-dwelling unit building the applicant is also seeking in companion application No. 55-92-S, approval of off-site accessory parking at 7454-58 N. Hermitage Avenue to fulfill the residential building's parking requirements; that the subject proposal is the first phase of an overall project known as the Howard Retail Transit Center which will include an 11 acre planned development west of the subject site bordered by Rogers Avenue, Clark Street, Howard Street and a CTA rapid transit embankment; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the front and south side yard variations requested it would be economically unfeasible to build the proposed 200-dwelling unit building; that the

MINUTES OF MEETING

March 20, 1992

Cal. No. 54-92-Z

plight of the owner is due to the irregular configuration of the subject site lot and to federal funding of the project which would not be possible if a residential development with fewer dwelling units were proposed; that the variations, if granted, will not alter the essential character of the locality in that the proposed 8 and 10-story 200-dwelling unit building will be compatible with existing improvements in the area and with the improvements planned for the aforesaid planned development in the immediate 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 8 and 10-story 200-dwelling unit building, with no west front yard instead of 15 feet and with a 3 feet south side yard instead of a voluntary 10% of the height of the building or 6 feet in width, whichever is greater, on premises at 7433-61 N. Hermitage Avenue and 7438-54 N. Rogers Avenue, upon condition that the proposed off-site accessory parking to be located at 7454-58 N. Hermitage Avenue and subject of companion application No. 55-92-S, shall be completed and ready for use by the tenants of the proposed residential building upon completion of its construction; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Ronald B. Grais
 APPEARANCES FOR: Ronald B. Grais
 APPEARANCES AGAINST: Karen Hoover, et al.

CAL. NO. 55-92-S
 MAP NO. 19-H
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 7454-58 N. Hermitage Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ronald B. Grais, for Affiliated Bank, owner, on February 11, 1992, 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 B4-3 Restricted Service District, on premises at 7454-58 N. Hermitage Avenue to fulfill the parking requirement for a proposed 200-dwelling unit building at 7433-61 N. Hermitage Avenue and 7438-54 N. Rogers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 7, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.11-2, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; 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 an irregular shaped unimproved parcel of land; that the applicant seeks to establish an off-site accessory automobile parking lot at the site; that on March 20, 1992, in Calendar No. 54-92-Z, the Board granted the applicant's application for a variation to permit in a B1-4 Local Retail District the erection of an 8 and 10-story 200-dwelling unit building at 7433-61 N. Hermitage Avenue and 7438-45 N. Rogers Avenue, with no west front yard instead of 15 feet and with a 3 feet south side yard instead of a voluntary 10% of the height of the building or 6 feet in width, whichever is greater; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid 200-dwelling unit building to be located at 7433-61 N. Hermitage Avenue and 7438-54 N. Rogers Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth, and that the proposed parking lot will be located directly west across N. Hermitage Avenue from the proposed 200-dwelling unit building; and

MINUTES OF MEETING

March 20, 1992

Cal. No. 55-92-S

that the establishment of an off-site accessory automobile parking lot at the subject site will be compatible with existing improvements in the area and those to be established within a proposed planned development 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 7454-58 N. Hermitage Avenue, to fulfill the parking requirement for a proposed 200-dwelling unit building at 7433-61 N. Hermitage Avenue and 7438-54 N. Rogers Avenue, upon condition that no use shall be made of the subject site for the use 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 steel beam guard rails, 2 feet high, shall be erected on the periphery of the lot, excepting the driveway; 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 striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Birchwood Avenue; that the alley abutting the lot to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances of the City of Chicago; that landscaping shall be provided in accordance with the City of Chicago Landscape Ordinance; 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 said parking lot in accordance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance; and be it further

RESOLVED, that said parking lot shall be ready for public occupancy upon completion of the construction of the aforesaid 8 and 10-story 200-dwelling unit building to be located at 7433-61 N. Hermitage Avenue and 7438-54 N. Rogers Avenue.

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

APPLICANT: Gannett Outdoor of Chicago

CAL. NO. 56-92-S

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

March 20, 1992

PREMISES AFFECTED— 3200 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 15, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

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

APPLICANT: Frank Caruso
 APPEARANCES FOR: John J. Pikarski, Jr., Frank Caruso
 APPEARANCES AGAINST:

CAL. NO. 57-92-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 300 W. 25th Place
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, Frank Caruso, for Frank and Sherry Caruso, owners, on January 28, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed R5 General Residence District), a recently constructed 2-story brick and frame single-family dwelling, whose front yard is 1.31 feet instead of 3.6 feet, whose west side yard is 2.82 feet and whose east side yard is 4.07 feet instead of 8 feet each and whose rear yard is 0.32 feet instead of 30 feet, on premises at 300 W. 25th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District (proposed 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 February 26, 1992, the zoning committee of the City Council recommended that the subject site be rezoned from R4 General Residence to R5 General Residence; that the subject site is an irregular 2,360 sq. ft. parcel of land having a depth of 35 feet at its widest point, 24 feet at its narrowest point and 80 feet frontage on W. 25th Place, and which is improved with a recently constructed 2-story brick and frame single-family dwelling, a rear open deck and an attached garage on the east end; that the subject site slopes downward at the northwest side toward an exit ramp from the Stevenson Expressway; that because of a misunderstanding between the applicant and his contractor, the aforesaid single-family dwelling was constructed without proper permits; that the applicant now seeks to legalize the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the yard variations a single-family dwelling containing adequate living space could not be built on the subject property; that the plight of the owner is due to the unique shape and elevations of the subject property,

MINUTES OF MEETING

March 20, 1992

Cal. No. 57-92-Z

which necessitates the variations requested; that the variations, if granted, will not alter the essential character of the locality in that the said single-family dwelling is compatible with many of the other residential improvements in this block which do not conform with the yard requirements of the zoning ordinance, nor will it impair an adequate supply of light and air to adjacent properties; 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 a recently constructed 2-story brick and frame single-family dwelling, whose front yard is 1.31 feet instead of 3.6 feet, whose west side yard is 2.82 feet and whose east side yard is 4.07 feet instead of 8 feet each and whose rear yard is 0.32 feet instead of 30 feet, on premises at 300 W. 25th Place, upon condition that all applicable ordinances of the City of Chicago have been complied with; and be it further

RESOLVED, that the variations are hereby granted subject to the rezoning of the subject site by the City Council to R5 General Residence.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Francis Micklin
APPEARANCES FOR: John J. Pikarski, Jr., Francis Micklin
APPEARANCES AGAINST:

CAL. NO. 58-92-Z
MAP NO. 5-J
MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 3521 W. Lyndale Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Francis Micklin, owner, on February 13, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 3rd story addition to a 2-story frame two dwelling unit building, whose front yard is 12.4 feet instead of 20 feet and with a west side yard of 0.69 feet and an east side yard of 4.53 feet instead of 5.8 feet each, on premises at 3521 W. Lyndale Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3(1), §11.7A-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; 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 a 25' x 125.78' lot improved with a 3-story frame 2-dwelling unit building; that the applicant's remodeling company did not obtain the necessary building permits for the said 3rd floor addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 3rd floor addition is necessary to provide additional bedroom space in the duplexed 2 and 3rd floor dwelling unit in order to make it an economically viable family-size dwelling unit; that the plight of the owner is due to unique circumstances in that the construction work was done without obtaining the proper permits and that the applicant now seeks to legalize the said 3rd floor addition; that the addition, which follows existing building lines, will not negatively affect 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

March 20, 1992

Cal. No. 58-92-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 a 3rd story addition to a 2-story frame two dwelling unit building, whose front yard is 12.4 feet instead of 20 feet and with a west side yard of 0.69 feet and an east side yard of 4.53 feet instead of 5.8 feet each, on premises at 3521 W. Lyndale 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: Robert Friedlander
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 59-92-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 2131 N. Hoyne Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

THE RESOLUTION:

WHEREAS, Robert Friedlander, for American National Bank, Tr. #32957, owner, on February 13, 1992, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the renovation of a 3-story brick building for use as a dwelling unit on the rear of a lot additionally improved with a 1-story brick dwelling on the front, with no rear yard instead of 30 feet, on premises at 2131 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 13, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.7-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Sun Times on March 2, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the subject site is a 26.17' x 100' lot improved with a 3-story brick building on the rear of the lot and additionally improved with a 1-story brick store building converted to a residence on the front of the lot, and with on-site parking for two automobiles; that the subject building on the rear of the lot contains a parking garage on the ground level and a 2-story dwelling unit above; that the applicant rehabbed the deteriorated third floor walls of the structure on the rear of the lot and now seeks to legalize the rehab work in order to use the second and third floors as one dwelling unit; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said renovation of the third story is necessary to provide a safe, livable dwelling unit in the subject building; that the plight of the owner is due to unique circumstances in that the subject building is already located in the required rear yard set back which necessitates the variation required; that the said use will be compatible with existing residential improvements in this block which do not comply with the

MINUTES OF MEETING

March 20, 1992

Cal. No. 59-92-Z

yard requirements of the zoning ordinance, and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the renovation of a 3-story brick building for use as a dwelling unit on the rear of a lot additionally improved with a 1-story brick dwelling on the front, with no rear yard instead of 30 feet, on premises at 2131 N. Hoyne 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: Angelo Loukas

CAL. NO. 60-92-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 20, 1992

PREMISES AFFECTED— 3701 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 19, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Marian Szymanski
 APPEARANCES FOR: John J. Pikarski, Jr., Marian Szymanski
 APPEARANCES AGAINST: George Dalianis

CAL. NO. 61-92-A
 MAP NO. 9-M
 MINUTES OF MEETING

PREMISES AFFECTED— 5945 W. Irving Park Road
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Marian Szymanski, owner, on December 16, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a 2-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 5945 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 10, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992; 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 2-story brick store and apartment building; that the appellant seeks to do wholesaling in conjunction with his retail bakery located at the subject site and stated that he has operated a retail bakery at the site since purchasing the property in 1984, utilizing the front half of the store for retail sales and the remaining two-thirds for baking; that the appellant testified that the hours of operation for the retail bakery are from 6 A.M. to 2 P.M. and that the retail operation constitutes 75% of his total business operation; that two vans are used in the retail and wholesale operation, which are loaded by 8:30 A.M. and have finish-end deliveries by 12 Noon; that the vans when not in use are stored at 5949 W. Irving Park Road and also at 6014 W. Irving Park Road, which properties are owned by the appellant; that the objector testified that there is no retail bakery operation at the subject site; that the business conducted at the premises is all wholesale in nature and that the appellant's retail bakery operation is located in the appellant's liquor and deli store at 6014 W. Irving Park Road; that there are numerous daily truck deliveries and pickups in the alley at all hours of the day preventing entry into a medical office building's parking lot located immediately east of the subject site; that the Board finds that the additional truck pickup volume that is generated by the wholesale nature of the proposed operation creates a use incompatible

MINUTES OF MEETING

March 20, 1992

Cal. No. 61-92-A

with retail uses permitted in the B4-1 Restricted Service District; that the preamble to the uses permitted in this district states that all goods produced on the premises shall be sold at retail on the premises where produced; that the proposed wholesaling in this case does not constitute a permitted accessory use; 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 808

APPLICANT: Bonni Strong & Joachim Schnappinger
APPEARANCES FOR: Bonni Strong & Joachim Schnappinger
APPEARANCES AGAINST: Hon. Toni Preckwinkle, et al.

CAL. NO. 62-92-A
MAP NO. 12-D
MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 1436 E. 52nd Street

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

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Bonni Strong & Joachim Schnappinger, for Fred Levy, representative for owner, on February 7, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a bakery sandwich shop in a basement store in a 3-story brick apartment building, in an R5 General Residence District, on premises at 1436 E. 52nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-5, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992; 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 subject site is located in an R5 General Residence District; that the proposed use is to be located in a non-conforming basement store in a 3-story brick apartment building on the subject site; that the basement also contains other non-conforming stores occupied by a beauty shop, a lingerie shop and a packing-shipping service, all non-conforming uses; that the subject store premises was previously occupied by a bicycle repair shop which ceased operation in October, 1991; that the appellants propose to sell ethnic and speciality bakery items and sandwiches at the subject premises; that no baking or cooking will be done at the site; that all bakery and food items will be picked up and brought to the site by the appellants; that no alcoholic beverages will be served at or sold for carryout at the site; that the proposed hours of operation will be approximately 7 A.M. to 7 P.M.; that objectors testified that there are many food establishments in retail districts along 51st and 52nd Streets; that although there are other retail uses in the building at the site, they are quiet, low traffic businesses; that the Board finds in this case that the proposed non-conforming use of the subject store in lieu of the previous non-conforming bicycle repair shop comparatively constitutes a heavier and less restrictive use; that the proposed carry-out delicatessen type use by its very nature would

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attract more people to the site than the previous use and would have the potential of becoming a loitering place; that the proposed non-conforming use does not constitute a proper substitution of non-conforming use pursuant to the evaluation determinates required under Section 6.4-7 of the zoning ordinance; it is

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

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Cushion and Things
 APPEARANCES FOR: Mattie E. Bradford
 APPEARANCES AGAINST:

CAL. NO. 63-92-A
 MAP NO. 28-E
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 11336 S. Michigan Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Cushion & Things, for Nick Sweig and Palos Bank & Trust, owner, on February 7, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a furniture reupholstery and restoring business in a 2-story brick store and apartment building, in a B3-2 General Retail District, on premises at 11336 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 22, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992; 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 subject site is improved with a 2-story brick store and apartment building; that the appellant's business operation located in the store in the building on the subject site consists of the retail sale of furniture, cushions, mattresses and small household goods; that the appellant also does reupholstering and furniture restoring on a limited scale; that the appellant is seeking a second-hand dealer license for that portion of the business operation involving the reupholstering and restoring work; that furniture stores, including reupholstering, are permitted in a B3-2 General Retail District, when said reupholstering is conducted a part of the retail operation and secondary to the principal use; 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

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 furniture reupholstery and restoring business in a 2-story brick store and apartment building, on premises at 11336 S. Michigan Avenue, upon condition that said reupholstery and restoring activities shall be secondary in scope to the principal retail sales operation at the site; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Dolores V. Lillwitz
 APPEARANCES FOR: Dolores V. Lillwitz
 APPEARANCES AGAINST:

CAL. NO. 64-92-A
 MAP NO. 3-F
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 3720 W. 58th Street

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

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Dolores V. Lillwitz, owner, on February 5, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 2nd dwelling unit in the recently constructed 2nd story brick and frame single-family dwelling, in an R2 Single-Family Residence District, on premises at 3720 W. 58th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 15, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-2, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick and frame single-family residence; that the 2nd story was recently constructed; that the appellant testified that she was led to believe at the time she purchased the property that she could add a second floor dwelling unit to the existing single-family dwelling in this R2 Single-Family Residence district; that the appellant hired G & S Construction Co. & Remodeling, Inc. to erect the said 2nd floor dwelling unit; that evidence presented indicates that the appellant and her attorney have subsequently been unable to obtain restitution in that the real estate broker who sold her the property has died and the construction company is in bankruptcy court; that the appellant now seeks approval from the Board of the 2nd floor dwelling unit in order that she may obtain rental income from it to help her pay for her investment in the building; that under Section 7.3-2 of the zoning ordinance the Board has no authority to permit a 2nd dwelling unit in the recently constructed 2nd story of the existing single-family residence 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: Jazz on Elm, Ltd. Inc.
 APPEARANCES FOR: Nicholas M. Spina
 APPEARANCES AGAINST:

CAL. NO. 65-92-A
 MAP NO. 3-F
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED-- 22 W. Elm Street

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

ACTION OF BOARD--

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jazz on Elm, Ltd. Inc., for First Illinois Bank of Wilmette, owner, on February 5, 1992, 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 3½-story brick building, in a B2-5 Restricted Retail District, on premises at 22 W. Elm Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-2, §8.4-2., §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992; and

WHEREAS, the district maps show that the premises is located in a B2-5 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 B2-5 Restricted Retail District; that the subject site is improved with a 3½-story brick building; that the subject premises was occupied for the last 20 years by Muldoon's, a tavern/lounge with a stage area for live entertainment, predominantly of a folk music type; that the aforesaid tenant's liquor license lapsed; that the appellant seeks to establish a jazz club with bar, tables, and band area at the site; that live entertainment will be limited to jazz performers only and that there will be no patron dance floor area on the premises; that the hours of operation will be limited to the hours between 6 P.M. and 2 A.M.; that the change of use from a non-conforming tavern with live folk-music entertainment to a non-conforming tavern featuring live jazz entertainment is a proper change 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 re-establishment of a non-conforming tavern in a 3½-story brick building, on premises at 22 W. Elm Street, upon condition that there shall be no patron dance floor area on the premises; that the hours of operation shall be limited to the hours between 6 P.M. and 2 A.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Russell G. Schroeder
 APPEARANCES FOR: Russell G. Schroeder
 APPEARANCES AGAINST:

CAL. NO. 2-92-Z
 MAP NO. 26-J
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 3436 W. 107th Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Russell G. Schroeder, owner, on December 6, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 20' x 24' accessory garage on the west side of a lot improved with a 1-story frame residence, whose west side yard will be 13 inches instead of 4 feet, on premises at 3436 W. 107th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992, after due notice thereof by publication in the Chicago Tribune on December 23, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 52.5' x 96' lot with no alley access improved with a 1-story frame residence on the east side of the lot; that the 20' x 24' accessory garage was erected without the necessary building permit; 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 accessory garage is necessary to provided needed off-street parking for the applicant; that the plight of the owner is due to unique circumstances because of the configuration of the existing residential structure on this shallow lot with no alley access; that no one appeared in opposition to the applicant's proposal; that the variation, if granted, will not alter the essential character of the locality in that the said accessory garage will be compatible with existing improvements in the block and will not impair an adequate supply of light and air to adjacent property; it is therefore

MINUTES OF MEETING

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Cal. No. 2-92-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 20' x 24' accessory garage on the west side of a lot improved with a 1-story frame residence, whose west side yard will be 13 inches instead of 4 feet, on premises at 3436 W. 107th 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: Jonathan J. Cwynar
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 4-92-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 March 20, 1992

PREMISES AFFECTED— 6314 W. Berteau Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jonathan J. Cwynar, owner, on December 12, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the attic of a 1-story frame single-family dwelling, whose front yard is 11.5 feet instead of 20 feet and whose east side yard is 4 feet and whose west side yard is 3.73 feet instead of combined side yards of 9 feet, on premises at 6314 W. Berteau Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 18, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-2, §7.8-2(2), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1992 after due notice thereof by publication in the Chicago Tribune on December 23, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence; that the subject site is a 30' x 128.17' lot improved with a 1 and 2-story frame single-family residence; that the said attic dormering has created the appearance of a full 2nd story on the subject residence; that the applicant seeks to legalize the attic dormer addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said dormering of the attic is necessary to meet the needs of the applicant and his family; that the plight of the owner is the need for additional bedroom space; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the said attic dormer addition follows existing building lines and is compatible with other residential improvements on this block; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred

MINUTES OF MEETING

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Cal. No. 4-92-Z

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 1 and 2-story frame single-family dwelling, whose front yard is 11.5 feet instead of 20 feet and whose east side yard is 4 feet and whose west side yard is 3.73 feet instead of combined side yards of 9 feet, on premises at 6314 W. Berteau Avenue, upon condition that no separate kitchen facility shall be installed in the said attic dormer addition nor shall it be used as a separate dwelling unit at any time; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Donald R. Ogilvie

APPEARANCES FOR: None

APPEARANCES AGAINST:

CAL. NO. 10-92-S

MAP NO. 9-N

MINUTES OF MEETING
March 20, 1992

PREMISES AFFECTED— 3527 N. Harlem Aveue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: C.S. Productions/The Prop House

CAL. NO. 19-92-A

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 20, 1992

PREMISES AFFECTED— 1675 N. Elston Avenue

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

ACTION OF BOARD—

Case continued to
May 15, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
		x

MINUTES OF MEETING

March 20, 1992

Cal. No. 81-89-Z

Gary I. Wigoda, for Thomas Liskowski, owner, presented a written request for an extension of time in which to erect a full 2nd story addition to a one-story brick former commercial garage all of which will be used as a single-family dwelling, with no front yard instead of 10.5 feet, with no north side yard instead of 5 feet and whose rear yard will be 14 feet instead of 30 feet, on premises at 3753 N. Kilbourn Avenue, which variations were granted by the Zoning Board of Appeals on April 21, 1989 in Calendar No. 81-89-Z.

Mr. Wigoda stated in his request that pursuant to the issuance of the resolution in the above referenced case, a permit was issued with zoning certification by the Building Department on October 18, 1990. On January 31, 1992, the Building Department revoked the permit indicating that the reason was for failure to commence work within six months of the permit's issuance.

Mr. Wigoda stated further that he, as counsel to the owner of the property, has been in contact with the Building Department and presented evidence to them that in fact work was commenced within the required time. The Building Department has indicated a willingness to reinstate the permit but requested that an extension of the period of time for the validity of the zoning variations beyond the original six months be obtained. Mr. Wigoda requested that the Board extend the time period to April 15, 1992 to allow the Building Department time to issue the reinstatement of the original building permit.

Chairman Spingola moved that the request be granted and the time extended to April 15, 1992 in order to obtain reinstatement of the original building permit. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli and Martin. Nays- None. Absent- Alakiotou, Moore.

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Cal. No. 44-92-Z

Gary I. Wigoda, for Joanne Vierna, owner, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 20' x 40' 2nd floor addition to a 1-story frame single-family residence on the rear of the lot whose east side yard is 2.28 feet instead of 4.6 feet and with no rear yard instead of 30 feet, and for the erection of a 22' x 24' garage on the front of the lot with no front yard instead of 9.12 feet and with no west side yard instead of 4.6 feet, on premises at 2028 S. Canalport Avenue, which variations were granted by the Zoning Board of Appeals on March 22, 1991 in Calendar No. 44-91-Z.

Mr. Wigoda stated that due to problems with the preparation of drawings, finances, and the weather, a final application for a building permit was not submitted within the required six months. Mr. Wigoda also stated that, as noted in the Board's resolution, work had already commenced without the necessary permits, but is completely stopped at this time, and that the applicant is now prepared to submit application for the permits.

Chairman Spingola moved that the request be granted and the time extended to May 29, 1992 in which to obtain necessary building permits. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli and Martin. Nays- None. Absent- Alakiotou, Moore.

MINUTES OF MEETING

March 20, 1992

Cal. No. 56-92-S

Ayesha S. Hakeem, for Ahamadiyya Movement in Islam, owner, presented a written request for an extension of time in which to obtain building permits and commence construction of an 80-seat church building, on premises at 4444-50 S. Wabash Avenue, which special use was approved by the Zoning Board of Appeals on March 22, 1991, in Calendar No. 56-91-S.

Ms. Hakeem stated that construction has not proceeded due to financial difficulties and requested a one-year extension of time for the special use granted.

Chairman Spingola moved that the request be granted and the time in which to obtain building permits and commence construction of the aforesaid church building be extended to March 22, 1993. The motion prevailed by yeas and nays as follows:

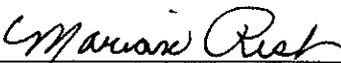
Yeas- Spingola, Fornelli and Martin. Nays- None. Absent- Alakiotou, Moore.

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March 20, 1992

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on April 16, 1992.


Secretary