

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

**APPLICANT:** Marta and Armando Lemus **CAL. NO.** 7-96-Z  
**APPEARANCES FOR:** Marta Lemus **MAP NO.** 7-J  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996  
**PREMISES AFFECTED-** 2652 N. Avers Avenue  
**SUBJECT-** Application to vary the requirements of the zoning ordinance..

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

**COPY**

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, Marta and Armando Lemus, owner, on December 12, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 10.65' x 17.08' attic dormer on the north side and a 10.65' x 49.58' attic dormer on the south side of a 2-story frame 2-dwelling unit building, whose front yard will be 6.83' instead of 20', whose north side yard will be 1.88' and whose south side yard will be 4.43' instead of 6.4' each and which dormering 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 2652 N. Avers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 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, 7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 25' x 125' lot improved with a 2-story 2-dwelling unit building with subject dormer additions to the north and south side of the building; that the said dormers 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 said dormer additions are necessary to provide needed inactive storage space to meet the needs of the applicants and family; that the existing 2-story 2-dwelling unit building has no basement; that the plight of the owner is due to unique circumstances in that the dormer additions were constructed without necessary permits at the same time a leaking roof was repaired; that the said dormer additions are within the perimeter of existing building walls and will not impair an adequate supply of light and air to adjacent properties; and that

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 7-96-Z

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 10.65' x 17.08' attic dormer on the north side and a 10.65' x 49.58' attic dormer on the south side of a 2-story 2-dwelling unit building, whose front yard will be 6.83' instead of 20', whose north side yard will be 1.88' and whose south side yard will be 4.43' instead of 6.4' each and which dormering 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 2652 N. Avers Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Michelle's Ballroom, Inc. **CAL. NO.** 14-96-S  
**APPEARANCES FOR:** Marshall D. Krolick **MAP NO.** 9-I  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
**PREMISES AFFECTED-** 3241 N. California Avenue March 15, 1996  
**SUBJECT-** Application for the approval of a special use..

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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, Michelle's Ballroom, Inc. for C. Cretors and Company, owner, on November 22, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of an existing 45 space parking lot for use as off-site accessory parking, in an M1-1 Restricted Manufacturing District, on premises at 3241 N. California Avenue. to satisfy the parking requirement for a proposed banquet hall with ballroom dancing at 2800 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, Sections 10.3-1, 10.4-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted 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 M1-1 Restricted Manufacturing District; that the subject site is a 128' x 128' lot which is owned by C. Cretors and Company located at 3243 N. California Avenue and used for their off-street parking; that the applicant proposes to lease 45 parking spaces in the subject parking lot as off-site accessory parking; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a proposed banquet hall with ballroom dancing at 2800 W. Belmont Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that the proposed banquet hall will provide valet parking to the subject parking lot; that the terms of the lease provide use of the parking lot during each weekend beginning at 6 P.M. on Friday and ending at 2 A. M. Monday; that the applicant has the right to use the lot, subject to provisions in the lease, on holidays when the owner's business office is closed and week nights from 7 P.M. to 2 A.M.; that the lease commences on the first day the applicant uses the lot, for a term of 5 years; that the leasing of an existing 45 space parking lot by the applicant for off-site accessory parking is consistent with its present

**MINUTES OF MEETING**

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Cal. No. 14-96-S

**COPY**

use 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 leasing of an existing 45 space parking lot for use as off-site accessory parking, on premises at 3241 N. California Avenue, to satisfy the parking requirement for a proposed banquet hall with ballroom dancing at 2800 W. Belmont Avenue, upon condition that the 45 leased parking spaces shall be maintained and operated in conformance with the provisions of the lease agreement between the applicant and the owner, C. Cretors & Company and in conformance with the provisions stated herein and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Michelle's Ballroom, Inc. **CAL. NO.** 15-96-Z  
**APPEARANCES FOR:** Marshall D. Krolick **MAP NO.** 9-I  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 March 15, 1996  
**PREMISES AFFECTED-** 3241 N. California Avenue  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

**COPY**

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, Michelle's Ballroom, Inc., for C. Cretors and Company, owner, on November 22, 1996, filed an application for a variation of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, an existing 45 space parking facility serving an existing on-site use to qualify as the required parking facility for a proposed banquet hall with ballroom dancing at 2800 W. Belmont Avenue, on premises at 3241 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 11.7-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted 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 M1-1 Restricted Manufacturing District; that the subject site is a 128' x 128' lot improved as an operating parking lot for the owner's business; that on March 15, 1996, the Zoning Board of Appeals approved the leasing of the existing 45 space parking lot for use as off-site accessory parking by the applicant, to satisfy the parking requirement for a proposed banquet hall with ballroom dancing at 2800 W. Belmont Avenue, in Cal. No. 14-96-S; that the applicant's property 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; that the plight of the applicant is due to the necessity of providing accessory off-site parking for the proposed banquet hall with ballroom dancing located at 2800 W. Belmont Avenue; that the applicant's banquet facility will be operated only during weekends and holidays and selected week nights, during which times the owner of the subject parking lot, C. Cretors and Company, is closed for business and does not utilize its parking lot; that the said parking lot is used by C. Cretors and Company to satisfy its parking requirements under the zoning ordinance; that at no time will both the applicant and C. Cretors

**COPY**

**MINUTES OF MEETING**

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Cal. No. 15-96-Z

and Company be open or use the subject parking lot simultaneously 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 an existing 45 space parking facility serving an existing on-site use to qualify as the required parking facility for a proposed banquet hall with ballroom dancing at 2800 W. Belmont Avenue, on premises at 3241 N. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

**APPLICANT:** Michael Peoples  
**APPEARANCES FOR:** Roderick Sawyer  
**APPEARANCES AGAINST:** Frank Riley, et al.  
**PREMISES AFFECTED-** 938 E. 75th Street  
**SUBJECT-** Application for the approval of a special use.

**CAL. NO.** 16-96-S  
**MAP NO.** 18-D  
**MINUTES OF MEETING:**  
 March 15, 1996

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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 Peoples, for Bonnie Jackson, owner, on November 21, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2 ½ story brick and frame building, in a B4-2 Restricted Service District, on premises at 938 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 8.3-4, 8.4-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2 ½ story brick and frame store and apartment building; that the subject store premises was previously occupied by a tavern established in 1975 and operated by the owner of the premises, Bonnie Jackson; that the said tavern ceased operation approximately 6 months ago; that the applicant, who is the owner's son-in-law, seeks to re-establish the tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the re-establishment of a tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; that the re-establishment of a tavern in the building on the subject site will be an improvement in this block which contains many vacant lots 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

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 16-96-S

authorized to permit the establishment of a tavern in a 2 ½ story brick and frame building, on premises at 938 E. 75th Street, upon condition that the hours of operation shall be limited to the hours between 3 P.M. and 2 A. M. Tuesday through Sunday; 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: Secret's Nite Spot

CAL. NO. 18-96-S

APPEARANCES FOR: Randall Hampton

MAP NO. 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

March 15, 1996

PREMISES AFFECTED- 11441 S. Michigan 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		

**COPY**

THE RESOLUTION:

WHEREAS, Secret's Nite Spot, for Randall Hampton, owner, on December 6, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2-story brick building, in a B5-2 General Service District, on premises at 11441 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 8.4-5(1), 8.4-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in a B5-2 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 B5-2 General Service District; that the subject site is improved with a 2-story brick building; that on December 17, 1993 the Board approved the re-establishment of a tavern in the building at the subject site; that the testimony presented in Cal. No. 349-93-S is hereby made part of the record in this case; that the tavern approved in Cal. No. 349-93-S did not open and that the applicant in this case now seeks to establish a tavern under a new license at the subject site; that the majority of the tavern's patrons will come from the local neighborhood and that the establishment of a tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; that the establishment of a tavern in the building on the subject site will be compatible with existing improvements 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

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 18-96-S

authorized to permit the establishment of a tavern in a 2-story brick building, on premises at 11441 S. Michigan Avenue, upon condition that the tavern operation shall be limited to a 2 A.M. liquor license; 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:** East Side Lofts, LLC

**CAL. NO.** 45-96-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 4-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1615 S. Indiana Avenue

February 16, 1996

**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		

**COPY**

**THE RESOLUTION:**

WHEREAS, East Side Lofts, LLC, owner, on January 10, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor of a proposed 3-story 9-dwelling unit townhouse building with a ground floor parking garage, in a B4-3 Restricted Service District, on premises at 1615 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 8.4-4(1), (3).

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 158.33' x 59.17' unimproved lot; 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 on October 20, 1995 the Board approved the applicant's special use application for 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, in Cal. No. 304-95-S; that the proposed 3-story 9-dwelling unit building in the instant case is Phase II of the residential project; that the applicant is seeking to establish dwelling units below the 2nd floor of the aforesaid proposed building; 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 operation of the proposed dwelling units below the 2nd floor of the subject building in that adequate off-street parking will be provided and that its location will be compatible with the trend in the area; that the proposed dwelling units below the

**COPY**

**MINUTES OF MEETING**

February 16, 1996

Cal. No. 45-96-S

2nd floor in this 3-story 9-dwelling unit townhouse 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

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 dwelling units below the 2nd floor of a proposed 3-story 9-dwelling unit townhouse building with a ground floor parking garage, on premises at 1615 S. Indiana Avenue, upon condition that a three foot landscaped setback shall be provided along Indiana Avenue; that adequate space shall be provided for the storage of garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** East Side Lofts, LLC

**CAL. NO.** 47-96-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 4-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1615 S. Indiana Avenue

February 16, 1996

**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		

**COPY**

**THE RESOLUTION:**

WHEREAS, East Side Lofts, LLC, owner, on January 10, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 16 parking spaces in the ground floor garage of a 3-story 9-dwelling unit townhouse building as off-site accessory parking, in a B4-3 Restricted Service District, on premises at 1615 S. Indiana Avenue, to serve a 66-dwelling unit building at 1601 S. Indiana Avenue of which 11 spaces are required parking; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 8.4-4(1), (3)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; the subject site is a 158.33' x 59.17' unimproved lot; that on February 16, 1996, the Board approved the applicant's special use application for the establishment of dwelling units below the second floor of a proposed 3-story 9-dwelling unit townhouse building with ground floor parking garage at the subject site, in Cal. No. 45-96-S; that the applicant seeks to establish 16 parking spaces in the ground floor garage of the aforesaid 9-dwelling unit building at the subject site; that the proposed use is necessary for the public convenience at this location to serve a 66-dwelling unit building at 1601 S. Indiana Avenue, of which 11 spaces are required parking; that the 66-dwelling unit building at 1601 S. Indiana Avenue is Phase I of a residential development which includes the 9-dwelling unit building at the subject site and was approved by the Zoning Board of Appeals on October 20, 1995 in Cal. No. 304-95-S; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site parking spaces; that easements will be provided by the applicant to allow the residents of 1601 S. Indiana Avenue access to the parking spaces

COPY

MINUTES OF MEETING  
February 16, 1996  
Cal. No. 47-96-S

located at the subject site; that no curb cuts will be established on S. Indiana Avenue; that the establishment of off-site accessory parking at the subject site to serve the 66-dwelling unit building at 1601 S. Indiana Avenue will be compatible with existing improvements 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 16 parking spaces in the ground floor garage of a 3-story 9-dwelling unit townhouse building, on premises at 1615 S. Indiana Avenue, to serve a 66-dwelling unit building at 1601 S. Indiana Avenue of which 11 spaces are required parking, upon condition that easements shall be provided for access by the tenants of the 66-dwelling unit building at 1601 S. Indiana Avenue to the parking spaces located at the subject site; that no curb cuts shall be established on S. Indiana Avenue consistent with the applicant's site plan dated February 16, 1996; 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:** Vinnie Amerson  
**APPEARANCES FOR:** Vinnie Amerson  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED-** 2863 E. 93rd Street  
**SUBJECT-** Application for the approval of a special use.

**CAL. NO.** 48-96-S  
**MAP NO.** 22-B  
**MINUTES OF MEETING:**  
 February 16, 1996

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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, Vinnie Amerson, for William Gelato, owner, on December 15, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 2863 E. 93rd Street; and

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

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick store building; that testimony presented indicates that a tavern has been located at the subject site for approximately 50 years; that the last tavern operated at the subject site ceased operation; that the applicant testified that she intends to purchase the building with the existing tavern equipment from the owner William Gelato and establish a tavern under a new license; that the majority of the tavern patrons will come from the local neighborhood and that the establishment of a tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; that the subject building is located immediately south west of railroad tracks 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 tavern in a 1-story brick building, on premises at 2863 E. 93rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before license is issued.

**COPY**

**MINUTES OF MEETING**  
February 21, 1997  
Cal. No. 48-96-S

Elka Geller Nelson, for Vinnie Amerson, applicant, presented a written request for an amendment to the special use approved by the Zoning Board of Appeals on February 16, 1996, for the establishment of a tavern in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 2863 E. 93rd Street, in Cal. No. 48-96-S.

Ms. Nelson stated that Ms. Amerson is also the sole owner, sole officer and sole director of Nikitazay, Inc., a corporation, incorporated subsequent to obtaining the special use approval. Due to a lack of legal assistance and lack of knowledge, Ms. Amerson applied for a liquor license in the name of the corporation, Nikitazay, Inc. and was denied a liquor license by the License Commission due to the difference in the name of her special use resolution issued by the Zoning Board of Appeals and the liquor license application.

Ms. Nelson now requests, on behalf of Vinnie Amerson, that the resolution granted to her to operate the tavern at 2863 E. 93rd Street in Cal. No. 48-96-S be amended to reflect the applicant in the case as Nikitazay, Inc. which will be the licensee.

Chairman Spingola stated that the record of the case clearly shows that Vinnie Amerson was to be the owner and operator of the tavern and moved that the requested amendment be approved and the resolution approved in Cal. No. 48-96-S be amended to reflect that Nikitazay, Inc. is the applicant in this case. The motion prevailed by yeas and nays as follows:

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

\*\*\*\*\*

Elka Geller Nelson, for Vinnie Amerson, applicant, presented a written request for an extension of time in which to obtain necessary licenses in the establishment of a tavern in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 2863 E. 93rd Street, approved by the Zoning Board of Appeals on February 16, 1996 in Cal. No. 48-96-S.

Ms. Nelson stated that Vinnie Amerson obtained special use approval on February 16, 1996 for the establishment of a tavern at 2863 E. 93rd Street in Cal. No. 48-96-S. Shortly thereafter, Ms. Amerson applied for a liquor license in the name of a corporation, Nikitasay, Inc. of which she is the sole owner, sole officer and sole director. Ms. Amerson was denied a liquor license on January 8, 1997 in the name of her corporation due to the aforesaid inconsistency. Ms. Amerson now requests that the special use granted be extended as she is appealing the denial of the liquor license and believes the matter may not be completed before the validation of the special use granted by the Board expires on February 16, 1997.

Chairman Spingola moved that the request be granted and the time for obtaining a liquor license be extended to February 16, 1998. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Theresa Frycek Huziej

CAL. NO. 50-96-S

APPEARANCES FOR:

MAP NO. 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3108 N. Laramie Avenue

May 17, 1996

SUBJECT- Application for the approval of a special use.

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: Josan Limited Partnership

CAL. NO. 52-96-S

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1549-67 W. Arbour Place

February 16, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
APRIL 19, 1996

COPY

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: Josan Limited Partnership

CAL. NO. 53-96-S

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1549-67 W. Arbour Place

February 16, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO  
APRIL 19, 1996.

**COPY**

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:** Scarlett's G.P., Inc. **CAL. NO.** 54-96-S

**APPEARANCES FOR:** Mark A. Vajdik, Burton F. Natarus **MAP NO.** 2-F

**APPEARANCES AGAINST:** William J. Hennessy, et al. **MINUTES OF MEETING:**  
February 16, 1996, April 19, 1996,  
April 26, 1996, May 1, 1996

**PREMISES AFFECTED-** 750 S. Clinton 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X	X*	
GIGI McCABE-MIELE	X	X*	
THOMAS S. MOORE	X		

**THE RESOLUTION:**

WHEREAS, Scarlett's G. P., Inc., for D.D. Bus Tours, Inc., owner, on January 4, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an Adult Use (adult entertainment cabaret) on the 2nd floor of a 1, 2 & 3 story brick building, in a C3-5 Commercial-Manufacturing District, on premises at 750 S. Clinton Street; and

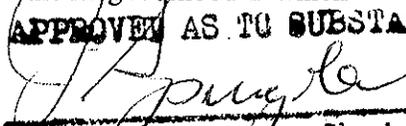
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on February 16, 1996 and April 19, 1996 and at special meetings held on April 26, 1996 and May 1, 1996, after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in a C3-5 Commercial-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 a C3-5 Commercial-Manufacturing District; that the subject site is improved with a 1, 2 & 3 story brick building; that the applicant, Scarlett's G.P., Inc., an Illinois Corporation wholly owned by George J. Vajdik and Mark A. Vajdik as equal shareholders, proposes to establish an Adult Use (adult entertainment cabaret) in the subject site building; that the proposed adult entertainment cabaret will be located on the 2nd floor of the building with the 3rd floor used as dressing rooms for the performers, a kitchen and an office and the ground floor used for the required off-street parking of 20 automobiles; that the adult entertainment cabaret operation will be what the applicant describes as an upscale restaurant and show lounge catering to gentlemen and featuring females dancing in the nude during the hours of 11 A.M. and 4 A.M., daily; and

WHEREAS, that Section 11.10-4.1 of the zoning ordinance provides that no special use shall be granted by the Zoning Board of Appeals for an adult use unless the use:

- (1) Will not increase crime in the neighborhood in which it is located;
- (2) Will not adversely affect other commercial or industrial enterprises in the surrounding area;
- (3) Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;

**APPROVED AS TO SUBSTANCE**  
  
 Chairman

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

MINUTES OF MEETING

February 16, 1996, April 19, 1996  
April 26, 1996, May 1, 1996  
Cal. No. 54-96-S

- (4) Will not have an adverse effect on traffic-flow or parking within the surrounding area;
- (5) Will not cause the generation of noise in excess of levels permitted under Chapter 11-4 of the Municipal Code of Chicago;
- (6) Will not have an adverse effect on the character of the surrounding neighborhood because of the hours of operation of use;
- (7) Will not be inconsistent with the exterior appearance of other commercial establishments;
- (8) Will conform to the applicable regulations of the district in which it is to be located;
- (9) Is within the provisions of "Special Uses" as set forth in the applicable sections of Articles 9 and 10.

that said Section further provides the following: that the decision of the Board to approve or deny a special use application for an adult use shall be based solely on the considerations set forth in this Section, and all such considerations shall be applied consistently with the applicant's constitutional rights contained in the First, Fifth and Fourteenth Amendments of the United States Constitution, and Sections 2 and 4 of Article 1 of the Illinois Constitution; that the Board shall approve any such application unless substantial evidence is presented that demonstrates that the application fails to meet at least one of the criteria set forth in aforesaid standards (1) through (9) in this Section; that for purposes of this Section, the phrase "substantial evidence" means more than a de minimis quantum of evidence and that if substantial evidence is adduced, this Section shall not be construed to impose a burden of proof on any party objecting to an application other than proof by a preponderance of the evidence; that with respect to paragraph (8) of the governing criteria, Section 9.4-3(8) provides that no Adult Use, as measured between property lines, shall be located:

- a. Within 1,000 feet of another existing Adult Use; nor
- b. Within 1,000 feet of any Zoning District which is zoned for residential use; nor
- c. Within 1,000 feet of an pre-existing school or place of worship.

and

WHEREAS, objectors involved in property within 1,000 feet of the subject site testified in opposition to the granting of the proposed adult entertainment cabaret as follows:

that Jeanne Ulatowski of Northern Trust Bank at Canal and Taylor Streets stated that Northern Trust provides a child development center for 78 children on the 1st floor of their building for employees' children ages 8 weeks to 5 years staffed by qualified persons teaching early development skills and that the use is duly licensed as a day care center and that the proposed use would have a negative impact upon this use and the community;

that Walt Eckenhoff, an architect and owner of a 2-story 22,000 sq.ft. office building and lot at 700 S. Clinton Street, testified that in his opinion the proposed use would not be compatible with his use or other uses in the area and would have a negative impact on the value and use of his property;

that Dennis Michon, partner and part owner in the Canal-Taylor Venture consisting of 12 acres in the area, stated that in his opinion the proposed use would bring prostitution and drugs into the area which would cause a decrease in the value of their property and would discourage future office development;

that Gabriel Godwin, for University Valley Association, stated that he believed that the proposed use would have a negative impact in the area in terms of future office development;

and

WHEREAS, in rebuttal, the applicant presented two expert witnesses in the fields of real estate appraisal and urban planning.

APPROVED AS TO SUBSTANCE  
*J. P. [Signature]*  
Chairman

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

MINUTES OF MEETING

February 16, 1996, April 19, 1996

April 26, 1996, May 1, 1996

Cal. No. 54-96-S

who testified as follows:

that Ivan Rittenberg, a former City of Chicago Police Commander with over 30 years of policing experience, testified that he was familiar with the area of the subject site during his official capacity and that this is a low crime area because the area is industrial in nature and that the nearest dwelling use is 6 blocks away; that he believed that the proposed use would not have an impact on criminal activity in the area because the applicant would have 5 security guards during operation and that their substantial investment in the property would necessitate self-policing so as not to run afoul of the law or the community; that the Greyhound Bus Station now located nearby the subject site was a heavy crime producing operation at its former location in the Loop, but now is not a source of crime in the area due to good law enforcement and that he believed that the proposed use would be scrutinized closely by the police department;

that Steve Albert, a real estate appraiser, testified that he was very familiar with the subject site area with his appraisal involvement in various types of properties and that he believed the proposed use as planned with its proposed physical improvements to the building would be an enhancement in an area that has seen scant new development; that he did a general study of the area surrounding a similar adult use on the near north side and found a bustling business area with many new businesses and that it was his opinion that the existence of the proposed facility would not have a negative impact on the value or marketability of the immediately surrounding properties;

WHEREAS, the Zoning Board of Appeals makes the following findings in this matter: that the construction of the Adult Use ordinance limits the Board to deciding whether the objector's testimony constitutes a preponderance of evidence that the applicant fails to meet at least one of the 9 governing criteria set forth in the ordinance; that one of the criteria is that the adult use cannot be located within 1,000 feet of a school; that there is at least one day care center within the 1,000 feet radius; that the zoning ordinance does not define a day care center as a school; that various types of schools are listed in the zoning ordinance and are allowed in various districts; that nursery schools, elementary and high schools are only permitted in residential districts; that universities and colleges are permitted in R4 to R8 districts and also in business and commercial districts; that business and trade schools are only permitted in certain business and commercial districts with trade schools also permitted in manufacturing districts; that day care centers are permitted in all residential, business and commercial districts and may even be allowed in manufacturing districts as a special use; that the construction of the zoning ordinance indicates that "schools" are treated specifically as to their nature and as such are limited to certain zones; that the zoning ordinance does not treat a day care center as a "school" and therefore is not a "school" as intended in the adult use ordinance; that all of the evidence presented by the objectors in this case is insufficient to demonstrate that the applicant fails to meet at least one of the 9 governing criteria set forth in the Adult Use ordinance as required and that it did not overcome the presumption in favor of the applicant; it is therefore

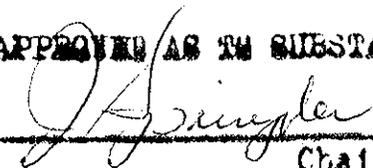
RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an Adult Use (adult entertainment cabaret) on the 2nd floor of a 1, 2 & 3-story brick building, on premises at 750 S. Clinton Street, upon the following conditions that the Board finds are necessary to secure the general objectives of the zoning ordinance and the governing criteria of the Adult Use ordinance:

that the patrons of the facility shall not be less than 21 years of age;

that the occupancy shall be limited to no more than 200 persons;

\*that the hours of operation shall be limited to 11:00 a.m. until 4:00 a.m.;

APPROVED AS TO SUBSTANCE

  
Chairman

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

MINUTES OF MEETING

February 16, 1996, April 19, 1996

April 26, 1996, May 1, 1996

Cal. No. 54-96-S

that a minimum of two trained security officers shall be on duty during the hours of 11:00 a.m. to 5:00 p.m. and that five security officers shall be on duty during the peak operating hours of 5:00 p.m. to 4:00 a.m. with at least one of the officers employed for security outside the club and that there shall be no loitering permitted near the premises;

that there shall be no hawking or enticing of customers from the adjoining streets or sidewalks nor shall there be any outside loud speaker systems used in the operation;

that there shall be no sales of paraphernalia, no private rooms, no video booths or movies in the conduct of the operation;

that there shall be 22 inside parking spaces as depicted in the applicant's plans and that the Board urges the applicant to use a valet service in the conduct of the operation;

that signage shall be limited to two canopy signs plus two flat signs at the approximate locations depicted in the applicant's building elevation rendering with the lettering limited to no more than two feet in height; that there shall be no photos of performers visible from outside the building;

that the special use approved herein shall be subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this matter for a period of two years from the date hereof for the purpose of reviewing any community comments or complaints the Board receives regarding the applicant's operation, and to determine if additional conditions are necessary to insure that the public health, safety and welfare continues to be adequately protected or whether any or all of the restrictions imposed herein should be altered, modified or eliminated;

that the special use granted herein shall run only to George J.Vajdik and Mark A.Vajdik and Scarlett's G.P., Inc., an Illinois Corporation, provided George J.Vajdik and Mark A.Vajdik are, and remain, the sole shareholders of the corporation, but that the said, George J.Vajdik and Mark A.Vajdik may establish an Illinois Limited Partnership in which the corporation, Scarlett's G. P., Inc. is, and remains, the general partner;

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

Members Martin and McCabe-Miele voted against the proposed hours of operation and voted that the hours of operation should be 5:00 p.m. to 4:00 a.m.

APPROVED AS TO SUBSTANCE

*Joseph J. Zingales*  
Chairman

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

**APPLICANT:** Julio Anthony Garcia **CAL. NO.** 56-96-A  
**APPEARANCES FOR:** Michael J. Phillips, Julio Anthony Garcia **MAP NO.** 11-H  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 16, 1996  
**PREMISES AFFECTED-** 1612-16 W. Montrose 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.

COPY

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

WHEREAS, Julio Anthony Garcia, for William O'Neill, owner, as amended, on December 19, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto body repair shop and car wash in a 2-story brick garage building, in a B2-1 Restricted Retail District, on premises at 1612-16 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 9, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick garage building; that since April, 1995, the appellant has been operating an automobile body repair shop on the first floor and a parking garage on the second floor of the subject premises; that on September 25, 1981, the Board sustained an appeal permitting the continued operation of an auto body shop in a portion of the 2nd floor of a two-story brick garage building at the subject site (1614 W. Montrose Avenue), in Cal. No. 266-81-A, finding in part, that the subject site has a history of continuous occupancy by an auto body shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance at which time the site was zoned for commercial use under which an auto body shop was a permitted use; that evidence presented indicates that a business license was issued February 4, 1994 to Auto Wash Express located at the subject site (1614 W. Montrose Avenue) which predates the car wash ordinance passed by the City Council permitting hand or regular car washes as a special use permitted only in commercial zoning districts; that testimony presented indicates that car washing is done at the site only

**COPY**

**MINUTES OF MEETING**

February 16, 1996

Cal. No. 56-96-A

on an occasional basis; that the hand car wash activity as proposed is subordinate in intensity and frequency to the principal auto and body repair operation and is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an auto body repair shop and hand car wash as an accessory use only, in a 2-story brick garage building, on premises at 1612-16 W. Montrose Avenue, upon condition that signage on the facade of the building shall be limited to an 8' x 16' sign above the auto entrance doorway which may be electric but non-flashing and the two existing bi-lingual signs on either side of said doorway; that the graffiti-like admonition "No Parking You Will Be Towed" presently on the auto entrance overhead door shall be removed and replaced with a tastefully painted stenciled sign; that a perpendicular overhanging sign may be allowed provided it is non-flashing and that all necessary City approvals are obtained; that all other signage existing in the windows and on the facade of the building and on the city sidewalk/parkway shall be removed; that all vehicles awaiting repair or washing shall be stored within the subject garage premises and not on the street or public sidewalk; 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:** Richard Allen, Jr. & Robert Schaffer **CAL. NO.** 57-96-A  
**APPEARANCES FOR:** Richard Allen, Jr., Robert Schaffer **MAP NO.** 20-H  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 16, 1996  
**PREMISES AFFECTED-** 1904 W. 87th 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.

COPY

**THE VOTE**

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, Richard Allen, Jr. and Robert Schaffer, as amended, on December 20, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hand car wash and detailing business in conjunction with retail sales of automobile accessories in a 1-story 3-bay former automobile service station building, in a B2-1 Restricted Retail District, on premises at 1904 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 8.3-1."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick former auto service station building containing 1 auto service bay only; that the appellant operates a retail automobile accessories business at the subject site; that the appellant proposes to establish a hand car wash with detailing of automobiles to be operated in the existing auto service bay in conjunction with the existing retail automobile accessories business; that the hand washing and detailing of automobiles, limited to the one existing service bay in the subject building, may be considered accessory to the existing principal retail automobile accessories business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hand car wash and detailing business, as

**COPY**

**MINUTES OF MEETING**

February 16, 1996

Cal. No.57-96-A

an accessory use only, in conjunction with retail sales of automobile accessories, in a 1-story 1 bay former automobile service station building, on premises at 1904 W. 87th Street, upon condition that all hand washing and detailing activity shall be conducted in the one existing service bay area only and shall not be done elsewhere on the lot nor on the street or public walks; 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:** Chief Amajindi O. Nwankpa **CAL. NO.** 58-96-A  
**APPEARANCES FOR:** Chief Amajindi O. Nwankpa **MAP NO.** 5-L  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
February 16, 1996  
**PREMISES AFFECTED-** 1711 N. Linder 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.

**COPY**

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, Chief Amajindi O. Nwankpa, owner, on December 26, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3-dwelling units, in an R3 General Residence District, on premises at 1711 N. Linder Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, Sections 7.5-3, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story with basement brick residential building; that the appellant purchased the property from the Department of Housing and Urban Development as a 3-dwelling unit building on October 26, 1995; that testimony presented by a neighbor indicates that the subject building has been occupied as 3 dwelling units since at least 1952; that the appellant has a right to continue the occupancy of the 2-story with basement building as 3 dwelling units provided the building is brought into compliance with applicable 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 a 2-story with basement brick building as 3 dwelling units, on premises at 1711 N. Linder Avenue, provided the building is brought into compliance with applicable building code regulations with plans and permits 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:** Juan A. and Micaela Sanchez **CAL. NO.** 59-96-A  
**APPEARANCES FOR:** Micaela Sanchez **MAP NO.** 12-J  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 February 16, 1996  
**PREMISES AFFECTED-** 5258 S. Spaulding 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.

**COPY**

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, Juan A. and Micaela Sanchez, owner, on January 4, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a detached 550 sq.ft. (22' x 25') accessory garage in the required rear yard due to it exceeding the maximum 480 sq.ft. permitted, in an R3 General Residence District, on premises at 5258 S. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 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 February 16, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 25' x 125' lot improved with a 1-story brick single-family dwelling on the front of the lot and an almost completely constructed detached frame accessory garage on the rear of the lot; that the said garage is 22' x 25' or 550 sq.ft.; that the said garage was constructed by the appellant, Juan Sanchez, who is a professional carpenter for a construction company without obtaining the necessary building permit; that testimony presented indicates that the appellant were told by various people in City Hall that a building permit was not necessary to erect a detached accessory garage; that notwithstanding the absence of a building permit, the legal issue in this appeal is that the appellant constructed a detached accessory garage in the required rear yard which exceeds the maximum 480 sq.ft. permitted under the zoning ordinance; that no evidence was presented to indicate the existing garage measures 480 sq.ft. or less; 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:** Donal Hughes

**CAL. NO.** 61-96-Z

**APPEARANCES FOR:** Donal Hughes

**MAP NO.** 3-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1440 N. Cleveland Avenue

March 15, 1996

**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		

**COPY**

**THE RESOLUTION:**

WHEREAS, Donal Hughes, owner, on January 26, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 8' x 21' addition to the rear of a 3-story brick 3-dwelling unit building, whose north side yard will be 0.16' instead of 2.4' and which addition will result in a 15% (504 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 1440 N. Cleveland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 19, 1996, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 24' x 122' lot improved with a 3-story brick 3-dwelling unit building in need of major rehabilitation; that the applicant proposes to rebuild the existing partially-enclosed rear porch by erecting an 8' x 21' addition at the rear of the building which will result in a 504 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 present interior living space of 965 sq. ft. per dwelling unit is not sufficient to accommodate modern living space with a cost effective return; that the proposed 8' x 21' addition will be incorporated into the main living space in each dwelling unit; that the plight of the owner is due to unique circumstances in that the subject site lot is smaller in width and depth than the normal city lot; that the proposed addition will follow existing building walls and that the variations, if granted, will not alter the essential character of the locality; it is therefore

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 61-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 8' x 21' addition to the rear of a 3-story brick 3-dwelling unit building, whose north side will be 0.16' instead of 2.4' and which addition will result in a 15% (504 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 1440 N. Cleveland 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:** Christopher Naponiello **CAL. NO.** 62-96-Z

**APPEARANCES FOR:** Dennis Aukstik, Christopher Naponiello **MAP NO.** 6-F

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 473-81 W. 25th Place

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS DENIED.

COPY

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, Christopher Naponiello, owner, on February 1, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 3-dwelling unit townhouse building on an irregularly shaped reversed corner lot, with no front yard instead of 7.85 feet, with no west side yard and no east side yard instead of 7.5 feet and 7.2 feet respectively, and whose rear yard will be 8 feet instead of 30 feet, on premises at 473-81 W. 25th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4(1)&(2), 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 13, 1995, the City Council rezoned the subject site from R3 General Residence to R4 General Residence specifically for the proposed residential building; that the subject site is a new zoning lot fashioned out of the original subdivision lots that creates an irregularly shaped reversed corner lot with approximate dimensions of 65' x 69' containing 3,761 square feet and has no alley access; that the site is adjacent to a similar lot proposed in the applicant's companion application, Cal. No. 63-96-Z; that the applicant proposes to erect a 3-story 3-dwelling unit townhouse building with interior garage parking on the subject lot with no front or side yards and a reduced rear yard; that the Board finds that the proposal in this case on this newly designed zoning lot with dimensions of only 65' x 69' represents an overbuilding and that the plight of the owner is self-created and that no unique hardship exists; that the proposed front yard variation, in particular, will create a potential safety hazard in that the garage entrances are set too close to the public sidewalk; it is therefore

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

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

**APPLICANT:** Christopher Naponiello **CAL. NO.** 63-96-Z  
**APPEARANCES FOR:** Dennis Aukstik, Christopher Naponiello **MAP NO.** 6-F  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 March 15, 1996  
**PREMISES AFFECTED-** 2539-45 S. Normal Avenue  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS DENIED.

**COPY**

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, Christopher Naponiello, owner, on February 1, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 3-dwelling unit townhouse building, with no north side yard instead of 6 feet and whose rear yard will be 12.83 feet instead of 30 feet, on premises at 2539-45 S. Normal Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-4, 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 13, 1996, the City Council rezoned the subject site from R3 General Residence to R4 General Residence; that the subject site is a new zoning lot fashioned out of the original subdivision lots that creates a lot with dimensions of 60' x 69' containing 4,140 square feet and abuts an alley; that the site is adjacent to a similar lot proposed in the applicant's companion application, Cal. No. 62-96-Z; that the applicant proposes to erect a 3-story 3-dwelling unit townhouse building with interior parking on the subject lot with no north side yard and a reduced rear yard; that the Board finds that the proposal in this case on the newly designed zoning lot with dimensions of only 60' x 69' represents an overbuilding and that the plight of the owner is self-created and that no unique hardship exists; it is therefore

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

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

**APPLICANT:** Richland Group Enterprises, Inc. **CAL. NO.** 64-96-Z  
**APPEARANCES FOR:** John J. George **MAP NO.** 6-F  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
**PREMISES AFFECTED-** 333, 335, 337, 339 and 341 W. 24th Street March 15, 1996  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

**VARIATIONS DENIED.**

**COPY**

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, Richland Group Enterprises, Inc., for Stephen Quan and Virginia Quan, owner, on January 18, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of five 3-story 6-dwelling unit condominium buildings, with 50% of the required off-street parking (15 spaces) located in the required 15 feet front yard, and whose rear yard will be 22 feet instead of 30 feet, on premises at 333, 335, 337, 339 and 341 W. 24th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 7.7-4, 7.7-5, 7.9-4, 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on January 10, 1996, the City Council rezoned the subject site from R4 General Residence to R5 General Residence specifically for the proposed residential development; that the subject site is a 15,625 sq.ft. parcel presently improved with a dilapidated 1 and 2-story brick commercial building; that the applicant proposes to erect five 3-story 20' x 80.3' six-dwelling unit condominium buildings each on a 25' x 125' lot at the subject site; that each lot will provide six required parking spaces, three 8' x 19' spaces on the front of the lot and three 8' x 19' spaces on the rear of the lot; that each building will contain three 640 sq. ft. 2-bedroom dwelling units and three 800 sq.ft.3-bedroom dwelling units and that the buildings will have no basements; that the proposed condominium dwelling units will be priced from \$89,000 to \$112,000; that 50% or 15 of the required off-street parking spaces will be located in the required 15 feet front yard; that the Board finds in this case that the proposed front yard variation for the purpose of providing

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 64-96-Z

50% of the required off-street parking would effectively create a 150' long parking lot in the required front yard with a 150' long drive-way across a public sidewalk thereby eliminating existing curb parking on the street; that the granting of the proposed variation would increase the congestion in the public street and would alter the front yard character of the block; it is therefore

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

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

**APPLICANT:** Richland Group Enterprises, Inc. **CAL. NO.** 65-96-Z

**APPEARANCES FOR:** John J. George **MAP NO.** 6-F

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 343 W. 24th Street

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS DENIED.

COPY

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, Richland Group Enterprises, Inc., for Stephen Quan an Virginia Quan, owner, on January 18, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story six-dwelling unit condominium building, with 50% of the required off-street parking (3 spaces) located in the required 15 feet front yard and whose rear yard will be 22 feet instead of 30 feet, on premises at 343 W. 24th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 7.7-4, 7-7-5, 7.9-4, 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the City Council rezoned the subject site from R4 General Residence to R5 General Residence specifically for the proposed 3-story residential building; that on March 15, 1996, the Board denied the applicant's companion variation application for the erection of five 3-story six dwelling unit condominium buildings, with 50% of the required off-street parking (15 spaces) located in the required 15 feet front yard, and whose rear yard will be 22 feet instead of 30 feet, on premises at 333, 335, 337, 339 and 341 W. 24th Street, in Cal. No. 64-96-Z; that the subject site is a 27' x 125' lot located on the southeast corner of W. 24th Street and S. Stewart Avenue with railroad tracks located west across S. Stewart Avenue from the subject site; that the subject site is presently unimproved; that the applicant proposes to erect at the subject site a 3-story six dwelling unit condominium building with 50% or 3 required off-street parking spaces located in the required 15 feet front yard and whose rear yard will be 22' instead of 30'; that the proposed building is identical to the buildings proposed on the adjoining lots in the aforesaid companion application and similarly provides three 8' x 19' parking spaces in the required 15' front yard; that the Board finds in this case that the proposed front yard variation for the purpose of providing 50% of the required off-street parking spaces would effectively

COPY

MINUTES OF MEETING

March 15, 1996

Cal. No. 65-96-Z

create a parking lot in the required front yard with a drive-way across a public sidewalk thereby eliminating existing curb parking on the street; that the granting of the proposed variation would increase the congestion in the public street and would alter the front yard character of the block; it is therefore

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

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

**APPLICANT:** Rafael Diaz

**CAL. NO.** 66-96-Z

**APPEARANCES FOR:** Rafael Diaz

**MAP NO.** 5-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1713 N. Wolcott Avenue

March 15, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

**COPY**

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 Diaz, owner, on February 5, 1966, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 7.72' x 20' addition to the rear of an existing 2-story brick single-family dwelling, whose north side yard will be 1.22' instead of 2.5' and which addition will result in a 15% (309 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 1713 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 8, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 24' x 121' lot improved with a 2-story with basement single-family dwelling; that the applicant proposes to erect a 2-story 7.72' x 20' addition to the rear of the existing 2-story brick building which addition will result in a 309 sq.ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment of 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 meet the living space requirements of the applicant and his family in the conversion of this former 2 dwelling unit building to a single-family dwelling; that the plight of the owner is due to unique circumstances in that the width of the subject site is 24' and the depth of the lot is 121' which is less than the normal size city lot; that the proposed addition will follow existing building walls and that the variations, if granted, will not alter the essential character of the locality; it is therefore

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 66-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 7.72' x 20' addition to the rear of an existing 2-story brick single-family dwelling, whose north side yard will be 1.22' instead of 2.5' and which addition will result in a 15% (309 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 1713 N. Wolcott 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:** Mary Jo Martin **CAL. NO.** 67-96-Z  
**APPEARANCES FOR:** Mary Jo Martin **MAP NO.** 15-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996  
**PREMISES AFFECTED-** 1511 W. Glenlake Avenue  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.  
**ACTION OF BOARD--** **THE VOTE**

VARIATIONS GRANTED.

**COPY**

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, Mary Jo Martin, owner, on February 5, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 7' x 33" (279 sq.ft.) addition to the attic of a 2 ½ story frame single-family dwelling, whose combined side yards will be 7.2' instead of 9' and whose maximum floor area ratio will be approximately 0.58 instead of 0.50, on premises at 1511 W. Glenlake Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 123.65' lot improved with a 2 ½ story frame single-family dwelling; that the application proposes to erect a 7' x 33' or 279 sq.ft. addition to the attic of the existing 2 ½ story 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 addition to the existing attic, consisting of two bedrooms, bath and storage, is necessary to meet the living space requirements of the applicant and her family; that the plight of the owner is due to unique circumstances in that the existing attic does not contain sufficient head room as it exists which limits its use by the applicant; that the proposed attic addition will follow the perimeter of the existing single-family dwelling and that the variations, if granted, will not alter the essential character of the locality; it is therefore

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 67-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 7' x 33' (279 sq.ft.) addition to the attic of a 2 ½ story frame single family dwelling, whose combined side yards will be 7.2' instead of 9' and whose maximum floor area ratio will be approximately 0.58 instead of 0.50, on premises at 1511 W. Glenlake 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:** Public Building Commission of Chicago/Board of Education of the City of Chicago

**CAL. NO.** 68-96-Z

**APPEARANCES FOR:** Langdon Neal

**MAP NO.** 28-F

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 11725 S. Perry Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

**COPY**

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, Public Building Commission/Board of Education of the City of Chicago, for Public Building Commission of Chicago, owner, on February 6, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 9,860 sq.ft. addition to the north side of the Thomas Scanlan Elementary School, whose front yard will be 5' instead of 20', whose mid-point rear yard will be 16' instead of 30', and whose maximum floor area ratio will be 0.93 instead of 0.70 permitted, on premises at 11725 S. Perry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-2, 7.7-3, 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is an irregularly shaped lot having 133,702 sq.ft. and is improved with the Thomas Scanlan Elementary School constructed in 1897 with an addition added in 1924; that the applicant proposes to erect a 1-story 9,860 sq.ft. addition to the north side of the existing 3-story school building; that the proposed addition will contain lunchroom, kitchen, two kindergarten classrooms, an office, storage and receiving areas and washroom facilities; 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 1-story addition is necessary for the betterment of the educational environment of the pupils; that the kindergarten classrooms have been located for the past seven years in a mobile unit and that the existing school which was originally built without lunchroom and kitchen facilities is presently using the auditorium to serve lunch and as a storage area to prepare the food; that the new kitchen and lunchroom will serve breakfast and lunch to approximately 800 pupils; that the plight of the owner is due to the configuration of the existing school

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 68-96-Z

building on an irregularly shaped lot which necessitates the variations requested; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be constructed of materials similar to the 1924 addition to the school and will be compatible with 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 the variation be and it hereby is granted to permit the erection of a 1-story 9,860 sq.ft. addition to the north side of the Thomas Scanlan Elementary School, whose front yard will be 5' instead of 20', whose mid-point rear yard will be 16' instead of 30', and whose maximum floor area ratio will be 0.93 instead of 0.70 permitted, on premises at 11725 S. Perry 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:** St. Francis Hospital **CAL. NO.** 69-96-S  
**APPEARANCES FOR:** Bernard I. Citron **MAP NO.** 15-1  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996  
**PREMISES AFFECTED-** 6005-21 N. Albany Avenue  
**SUBJECT-** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

COPY

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, St. Francis Hospital, for American National Bank & Trust of Chicago, Tr. # 23582, owner, on February 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 45 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 6005-21 N. Albany Avenue, to fulfill the parking requirement for a proposed 1-story 9,000 sq.ft. medical building at 3048 W. Peterson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 3, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-1(6). 8.11-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on March 6, 1996, the City Council rezoned the subject site from R3 General Residence to B4-2 Restricted Service specifically for the proposed use; that the subject site is a 169.36' x 123.99' lot which is partially improved and has been in use as a parking lot for the past 40 years; that the applicant proposes to establish an off-site accessory parking lot for 45 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for a proposed 1-story 9,000 sq.ft. medical building to be erected at 3048 W. Peterson 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 standard hereinafter set forth; that the proposed parking lot will be located directly north of the proposed medical building and that with landscaping and other improvements will be compatible with existing uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 69-96-S

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 45 private passenger automobiles, on premises at 6005-21 N. Albany Avenue, to fulfill the parking requirement for a proposed 1-story 9,000 sq.ft. medical building at 3048 W. Peterson 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 only 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 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the driveway, with decorative wrought-iron fencing; that lighting shall be provided directed away from abutting residential property; that striping shall be provided; that ingress and egress shall be from N. Albany Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via the alleys abutting the site to the east and south; that the lot shall be securely locked at all times when not in use by the medical center; that landscaping shall be installed as depicted on the site plan prepared by John Frega & Associates, dated December 21, 1995; 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 and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Chicago IL Congregation of Jehovah's Witnesses, Fernwood Unit      **CAL. NO.** 70-96-S

**APPEARANCES FOR:** Timothy L Rowells      **MAP NO.** 24-G

**APPEARANCES AGAINST:**      **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 10108-10 S. Vincennes 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		

**COPY**

THE RESOLUTION:

WHEREAS, Chicago IL Congregation of Jehovah's Witnesses, Fernwood Unit, owner, on February 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 34 private passenger automobiles, in a C1-1 Restricted Commercial District, on premises at 10108-10 S. Vincennes Avenue, to serve a church located at 10134 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996, after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; 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 argument of the parties and 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 an irregular 13,700 sq.ft. unimproved lot; that the applicant proposes to establish an off-site accessory parking lot for 34 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve a church located at 10134 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 use of the subject lot as an off-site accessory parking lot will be an improvement of an odd shaped lot and with landscaping and decorative fencing will be compatible with existing 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 34 private passenger automobiles, on premises

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 70-96-S

at 10108-10 S. Vincennes Avenue, to serve a church located at 10134 S. Vincennes 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 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 5 feet high solid wood fence shall be erected on the south lot line and on the west lot line to screen the parking facility from abutting residential property; that decorative wrought-iron fencing shall be erected on the north and east lot lines, excepting driveways; that the driveways shall be constructed in accordance with applicable ordinances; that the public alley abutting the site to the west shall not be used for ingress nor for egress; that lighting shall be provided directed away from residential property; that striping shall be provided; that concrete wheel stops shall be provided; that the lot shall be securely locked at all times when not in use by the applicant church; that landscaping shall be installed as shown on the site plan prepared by M.J.D. Engineering, dated December 29, 1993; 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.

**MINUTES OF MEETING**

August 21, 1998

Cal. No. 70-96-S

Thomas A. Horton, III, for Fernwood Congregation of Jehovah's Witnesses, applicant, presented a written request for a further extension of time in which to complete the required landscaping of an off-site accessory parking lot for 34 private passenger automobiles, on premises at 10108-10 S. Vincennes Avenue, to serve a church located at 10134 S. Vincennes Avenue, approved by the Board on March 15, 1996 in Cal. No. 70-96-S, and for which an extension of time was granted on September 19, 1997 to March 16, 1998.

Mr. Horton stated that the church has continued to run into difficulty with the City's landscaping requirements. The church has had three adjustments on their plans, on each of which they had to readjust their letter of credit and the the format in which the letter was written was not acceptable to the City. Mr. Horton further stated that the church did not fully understand the procedure on how to go about the proper way to obtain the information needed by the Department of Zoning to receive permits for the landscaping.

Chairman Spingola moved that the request for a further extension of time to complete the required landscaping of the aforesaid off-site accessory parking lot be denied. The motion prevailed by yeas and nays as follows:

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Nick Spinos and Paul G. Spinos **CAL. NO.** 71-96-S  
**APPEARANCES FOR:** Harry Gabrielides **MAP NO.** 18-H  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED-** 7856-58 S. Ashland Avenue **MINUTES OF MEETING:**  
 March 15, 1996 and  
 May 17, 1996  
**SUBJECT-** Application for the approval of a special use.

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION DENIED.

**COPY**

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, Nick Spinos and Paul G. Spinos, owner, on January 16, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility with an existing carry-out restaurant, in a B4-1 Restricted Service District, on premises at 7856-58 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 8.3-3."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on March 15, 1996 and May 17, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 146.75' x 106.5' lot improved with a 1-story carry-out restaurant with an off-street parking area; that there is also an adjacent vacant lot to the north of the existing restaurant building; that the applicant proposes to establish a drive-through facility in conjunction with the existing carry-out restaurant; that no evidence was presented to indicate that the establishment of a drive-through facility as proposed in conjunction with the existing carry-out restaurant is necessary for the public convenience at the subject site; that the public health, safety and welfare will not be adequately protected in the operation of the proposed drive-through facility as designed which provides for two driveways on S. Ashland Avenue, one of which will be located less than the required 20 feet from the corner of S. Ashland Avenue and W. 79th Street; that although the Bureau of Traffic in a memorandum dated March 20, 1996 to the Department of Transportation indicates that the proposed drive-through facility is feasible if the exit only driveway on Ashland Avenue is reduced from 10 to 9 feet in width and limiting the exit traffic to right-turn only on Ashland Avenue, the Board finds, in

COPY

**MINUTES OF MEETING**

March 15, 1996 and  
May 17, 1996  
Cal. No. 71-96-S

this case, that this recommendation still results in the exit driveway being located too close to the corner of W. 79th Street and S. Ashland Avenue; that a driveway located this near to a heavily trafficked intersection would create a potential for hazardous exiting by the applicant's customers and add congestion near the intersection to on-coming Ashland Avenue traffic and, as designed, is not in the public interest at this location; it is therefore

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

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

**APPLICANT:** Veronica Tate  
**APPEARANCES FOR:** Phillip Radmer  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED-** 318 W. 115th Street.  
**SUBJECT-** Application for the approval of a special use.  
**ACTION OF BOARD--**

**CAL. NO.** 72-96-S

**MAP NO.** 28-F

**MINUTES OF MEETING:**  
 March 15, 1996

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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, Veronica Tate, owner, on January 18, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a coin-operated launderette in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 318 W. 115th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick vacant store building; that the applicant proposes to establish a coin-operated launderette in the subject store building; that the proposed use is necessary for the public convenience at this location to provide a necessary service in this predominantly residential area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed launderette which will comply with all applicable building code regulations; that the proposed use will be an improvement of a vacant store building 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 coin-operated launderette in a 1-story brick building, on premises at 318 W. 115th 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:** Pillar of Truth Church

**CAL. NO.** 73-96-S

**APPEARANCES FOR:** Kenneth Dobbs

**MAP NO.** 4-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 1629 S. Pulaski Road

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

**ACTION OF BOARD--**

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

**COPY**

THE RESOLUTION:

WHEREAS, Pillar of Truth Church, owner, on January 26, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 90-seat church in a 1 and 2-story brick building and proposed 1-story 572 sq.ft. addition, in a C1-2 Restricted Commercial District, on premises at 1629 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1996, reads:

“Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; 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 to be located in a C1-2 Restricted Commercial District; that the subject site is a 50' x 125' lot improved with a 1 and 2-story brick building; that testimony presented indicates that the applicant church has been an illegal non-conforming use at the subject site for the past 33 years; that the applicant now seeks approval of the use of the subject premises as a church and approval of a proposed 1-story 572 sq.ft. addition at the rear of an existing 1-story addition which abuts the existing church building to the south; that the said church is necessary for the public convenience at this location to continue to serve the needs of its congregation; that the proposed 1-story 572 sq.ft. addition is necessary to increase seating capacity in the church from 65 to 90 seats; 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 provides 10 off-street parking spaces at the rear of the site; that the said church has been located at the subject site for the past 33 years and is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No 73-96-S.

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 90 seat church in a 1 and 2-story brick building and proposed 1-story 572 sq.ft. addition, on premises at 1629 S. Pulaski Road, upon condition that the parking area for 10 automobiles located at the rear of the property shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and graded to drain to an established City of Chicago sewer; that the parking area shall be enclosed with wrought-iron fencing, except for the driveway; that ingress and egress shall be from the alley abutting the site to the east; that striping shall be provided; that lighting shall be provided; 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:** Rogers Park Auto Shop

**CAL. NO.** 74-96-S

**APPEARANCES FOR:** Shahid Pervaz

**MAP NO.** 17-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 6830 N. Clark Street

March 15, 1996 and  
May 17, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

*COPY*

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, Rogers Park Auto Shop, for Shahid Pervaz, owner, on January 23, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an Automobile Laundry (hand car wash) in a 1-story brick garage building, in a C2-2 General Commercial District, on premises at 6830 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.3-1, 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 March 15, 1996 and May 17, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that the subject site is improved with a large 1-story brick garage building with an overhead door on N. Clark Street and operating as "Rogers Park Auto Repair"; that the applicant proposes to use approximately one-half of the existing building space for a hand car wash which will include vacuuming the inside of autos and detailing work; that the proposed use is necessary for the public convenience at this location in order to provide a necessary service to the nearby residential community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide an entrance on W. Farwell Avenue and an exit onto N. Clark Street; that the proposed use will be compatible with the existing business improvements on N. Clark Street 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 Automobile Laundry (hand car wash) in a 1-story brick garage building, on premises at 6830 N. Clark 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:** Hull House Association  
**APPEARANCES FOR:** Frances Wallace  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED-** 6042 S. Indiana Avenue

**CAL. NO.** 75-96-S  
**MAP NO.** 14-E  
**MINUTES OF MEETING:**  
 March 15, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
A	b	s t a i n

**THE RESOLUTION:**

WHEREAS, Hull House Association, for the Archdiocese of Chicago, St. Anselms. owner, on January 25, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for up to 32 persons ages 17 to 21 years who are wards of the state in a 2-story brick former convent building, in an R5 General Residence District, on premises at 6042 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 13, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-5."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 2-story brick former convent building; that the applicant proposes to establish a transitional shelter for up to a maximum of 32 persons of both sexes ages 17 to 21 years who are wards of the state; that the shelter will provide instruction to the residents in basic life skills, employment search, therapeutic counseling, etc.; that the average length of residence will be from one month to two and a half months; that female residents will be housed on the first floor and male residents on the second floor; that the shelter will be supervised 24 hours daily by 32 staff personnel operating on three separate shifts; that security personnel will be on site 24 hours daily; that the proposed use is necessary for the public convenience at this location to provide needed shelter and services for wards of the state; 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 facility will meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the historical use of the premises as a

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No.75-96-S

convent and that such a use 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 up to 32 persons ages 17 to 21 years who are wards of the state in a 2-story brick former convent building, on premises at 6042 S. Indiana Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; that male and female residents shall be housed on separate floors in the building; that security shall be provided on the site 24 hours daily, 7 days a week; that shelter personnel shall be on duty 24 hours daily, 7 days a week to monitor the shelter's residents and activities; 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 up to a maximum of 32 youth ages 17 to 21 or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Building Solutions, Inc.

CAL. NO. 76-96-S

APPEARANCES FOR: Graham C. Grady

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1801 S. Wabash Avenue

March 15, 1996

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		

**COPY**

THE RESOLUTION:

WHEREAS, Building Solutions, Inc., for Presbytery of Chicago, owner, on January 30, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 6-story 170 unit single room occupancy (SRO) building, in a C3-4 Commercial-Manufacturing District, on premises at 1801 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 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 9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996, after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

WHEREAS, the district maps show that the premises is located in a C3-4 Commercial-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 a C3-4 Commercial-Manufacturing District; that the subject site is a 112' x 169.25' unimproved lot; that the applicant proposes to construct a 6-story 170 unit single-room occupancy (SRO) building at the subject site for providing low income housing for homeless and formerly homeless persons; that administrative, social service, mechanical and other accessory uses will be located on the ground floor; that the upper five floors will each contain 34 SRO units; that the proposed single room occupancy unit building will provide programs and services for the residents which will help develop a sense of community in the residents which will aid the residents in integrating themselves back into society; that a minimum 6 month lease is required by residents; that prospective residents are screened by the resident manager and case manager before admittance to residency at the facility; that professional staff personnel will be on duty at the facility 24 hours daily; that the proposed use is necessary for the public convenience at this location in that there is a great need for single room occupancy units in the City which has seen a decrease in such units over the past 20 years; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will conform with all applicable building code regulations; that ample interior and exterior gathering space is provided within the premises that will limit gathering

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 76-96-S

by residents on the City streets; that off-site parking for 25 automobiles will be located at 71 E. 18th Street as provided for in companion application 78-96-S; that the proposed 6-story 170 unit single-room occupancy building at a cost of nine and a half million dollars will be compatible with the existing improvements in the area which is undergoing substantial residential 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 erection of a 6-story 170 unit single room occupancy (SRO) building, on premises at 1801 S. Wabash Avenue, upon condition that off-site parking for 25 automobiles shall be located at 71 E. 18th Street as provided for in companion application 78-96-S; that landscaping shall be installed consistent with the site plan prepared by McBride and Kelley, dated August 11, 1995; 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: Boleslaw Potoczak

CAL. NO. 76-95-Z

APPEARANCES FOR: None

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
July 21, 1995

PREMISES AFFECTED-- 4858 S. Springfield Avenue

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

ACTION OF BOARD--

CASE DISMISSED FOR  
WANT OF PROSECUTION.

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

JOSEPH J. SPINGOLA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ANTHONY J. FORNELLI

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

**COPY**

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

**APPLICANT:** Building Solutions, Inc.

**CAL. NO.** 77-96-Z

**APPEARANCES FOR:** Graham C. Grady

**MAP NO.** 4-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1801 S. Wabash Avenue

March 15, 1996

**SUBJECT-** Application for a variation of the zoning ordinance

**ACTION OF BOARD--**

**THE VOTE**

**VARIATIONS GRANTED.**

**COPY**

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, Building Solutions, Inc., for Presbytery of Chicago, owner, on January 30, 1996, filed an application for a variation of the zoning ordinance to permit, in a C3-4 Commercial-Manufacturing District, the erection of a 6-story 170 unit single room occupancy (SRO) building, with no front yard and no rear yard instead of 15 feet and 30 feet, respectively, on premises at 1801 S. Wasbash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 20, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.7-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

WHEREAS, the district maps show that the premises is located in a C3-4 Commercial-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 a C3-4 Commercial-Manufacturing District; that the subject site is a 112' x 169.25' unimproved lot; that on March 15, 1996, the Zoning Board of Appeals approved the applicant's special use application for the erection of a 6-story 170 unit single-room occupancy (SRO) building at the subject site, in Cal. No. 76-96-S; that testimony presented indicates that the ground floor of the proposed single-room occupancy building will contain administrative, social service, mechanical and other accessory uses only and that all residential units will be located on the upper five floors; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary in order to provide a secured garden area which will eliminate loitering on the streets; that the plight of the owner is due to unique circumstances in order to provide a secluded garden area and to maximize the use of the site for the establishment of single-room occupancy units for the homeless and formerly homeless persons; that the subject site is located in a C3-4 Commercial-Manufacturing District which does not provide yard

**MINUTES OF MEETING**

February 16, 1996

Cal. No. 77-96-Z

**COPY**

setbacks under 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 erection of a 6-story 170 unit single-family occupancy (SRO) building, with no front yard, and no rear yard instead of 15 feet and 30 feet, respectively, on premises at 1801 S. Wabash Avenue, upon condition 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 Board hereby issues the following advisory opinion in this matter: that the 1st floor of the proposed SRO building will contain administrative and social service offices, restrooms, lobby, TV room, lounging area and a kitchen and dining room; that all of the SRO units are above the ground floor; that the use of the building as designed would seem to be akin to a transient hotel and that the application of Section 9.7-3 of the zoning ordinance requiring residential yards in this case in our opinion is misapplied.

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

**APPLICANT:** Building Solutions, Inc.

**CAL. NO.** 78-96-S

**APPEARANCES FOR:** Graham C. Grady

**MAP NO.** 4-E

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 71 E. 18th Street

March 15, 1996

**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		

**COPY**

THE RESOLUTION:

WHEREAS, Building Solutions, Inc., for Presbytery of Chicago, owner, on January 30, 1996, filed an application for the approval of the location and the establishment of an off-site accessory parking lot for 25 private passenger automobiles, in a C3-4 Commercial-Manufacturing District, on premises at 71 E. 18th Street, to fulfill the parking requirement for a proposed 6-story 170 unit SRO building at 1801 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 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 9.11-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 16, 1996; and

WHEREAS, the district maps show that the premises is located in a C3-4 Commercial-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 a C3-4 Commercial-Manufacturing District; that the subject site is an 80' x 169.25' unimproved lot located east of and across an alley from the proposed 6-story 170 unit single occupancy building; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for a proposed 6-story 170 unit single occupancy building on premises at 1801 S. Wabash Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with existing 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 25 private passenger automobiles, on premises

**COPY**

**MINUTES OF MEETING**

February 16, 1996

Cal. No. 79-95-S

at 71 E. 18th Street, 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 staff and residents of the 6-story 170 unit single occupancy building at 1801 S. Wabash Avenue and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the driveways, with decorative wrought-iron fencing; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from E. 18th Street and the public alley to the west, provided a waiver of the alley barrier shall be obtained from the City Council; that the driveway on E. 18th Street shall be constructed in accordance with applicable ordinances; that landscaping shall be provided consistent with the site plan prepared by McBride and Kelley, dated August 11, 1995; 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 and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Dubin Residential Communities, Inc. **CAL. NO.** 79-96-Z

**APPEARANCES FOR:** Gary I. Wigoda, David Dubin **MAP NO.** 1-H

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 2058 W. Huron Street

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

**COPY**

**THE RESOLUTION:**

WHEREAS, Dubin Residential Communities, Inc., owner, on February 2, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story with penthouse 5-dwelling unit townhouse building, with no front yard, no east side yard, and no rear yard instead of 11.3 feet, 2.3 feet, and 30 feet, respectively, on premises at 2058 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-5, 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 March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 2, 1995, the City Council rezoned the subject lot from R3 General Residence to R5 General Residence specifically for the proposed residential development; that the subject site is a 23.07' x 94.24' unimproved lot located on the northeast corner of W. Huron Street and N. Hoyne Avenue; that the applicant proposes to erect a 3-story with penthouse 5- condominium dwelling unit townhouse building with ground floor garages at the subject site; that no evidence was presented to indicate that the property in question cannot yield a reasonable return without the requested variations; that the Board feels in this case that the proposed 3-story 5-dwelling unit townhouse building is too dense for this smaller than normal lot and that the plight of the owner is self-created and that no unique hardship exists; that the proposed east side yard variation will adversely affect an adequate supply of light and air to the 2-story residential building to the east of the subject site; and that the proposed 3-story 5-dwelling unit townhouse building will alter the essential character of the block; it is therefore

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

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

**APPLICANT:** Dubin Residential Communities, Inc. **CAL. NO.** 80-96-Z  
**APPEARANCES FOR:** Gary I. Wigoda, David Dubin **MAP NO.** 1-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 May 17, 1996  
**PREMISES AFFECTED-** 742 N. Willard Court  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS DENIED.

*COPY*

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, Dubin Residential Communities, Inc. owner, on February 2, 1996, 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 10-dwelling unit townhouse building on an irregularly shaped lot, with no front yard, no south side yard, and no rear yard instead of 12 feet, 17.4 feet and 30 feet, respectively, on premises at 742 N. Willard Court, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-5 and 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 May 17, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 2, 1995, the City Council rezoned the subject site from B4-2 Restricted Service and R4 General Residence to R5 General Residence specifically for the proposed residential development; that the subject site is a 9,325 sq. ft. irregularly shaped unimproved lot which is bordered to the east by the Kennedy Expressway; that the applicant proposes to erect a 3-story 10-dwelling unit townhouse building at the subject site; that no evidence was presented to indicate that the property in question cannot yield a reasonable return without the requested variations; that the Board finds in this case that the proposed 3-story 10-dwelling unit townhouse building is too dense for this irregularly shaped lot; that the plight of the owner is self-created and that no unique hardship exists; and that the proposed 3-story 10-dwelling unit townhouse building will alter the essential character of the neighborhood; it is therefore

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

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

**APPLICANT:** Dubin Residential Communities, Inc. **CAL. NO.** 81-96-S

**APPEARANCES FOR:** Gary I. Wigoda **MAP NO.** 9-G

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 3516 N. Sheffield Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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, Dubin Residential Communities, Inc., owner, on February 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the second floor in a proposed 5-story 10-dwelling unit building which includes preserving an existing former church structure, in a B4-3 Restricted Service District, on premises at 3516 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-4(1), 8.4-4(3), 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that on October 2, 1995, the City Council rezoned the subject site from R4 General Residence to B4-3 Restricted Service specifically to allow for increased square footage for the proposed residential development; that the applicant proposes to erect a 5-story 10-dwelling unit building with dwelling units below the second floor and which includes preserving an existing former church structure at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in the area and a demand for residential units in the area which is undergoing rejuvenation; 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 in this 5-story 10-dwelling unit building in that on-site garage 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 10-dwelling unit building will be compatible with existing improvements in this residential area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**COPY**

**MINUTES OF MEETING**

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Cal. No. 81-96-S

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 dwelling units below the second floor in a proposed 5-story 10-dwelling unit building which includes preserving an existing former church structure, on premises at 3516 N. Sheffield 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:** Dubin Residential Communities, Inc. **CAL. NO.** 82-96-Z  
**APPEARANCES FOR:** Gary I. Wigoda **MAP NO.** 9-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
**PREMISES AFFECTED-** 3516 N. Sheffield Avenue March 15, 1996  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

**COPY**

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, Dubin Residential Communities, Inc., owner, on February 2, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 5-story 10-dwelling units building which includes preserving an existing former church structure, with no front yard, no side yards, and no rear yard instead of 14.11 feet, 4.8 feet each, and 30 feet, respectively, on premises at 3516 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 2, 1995, the City Council rezoned the subject site from R4 General Residence to B4-3 Restricted Service District, specifically for the proposed residential development; that on March 15, 1996, the Board approved the establishment of dwelling units below the second floor in a proposed 5-story 10-dwelling unit building which includes preserving an existing former church structure, at the subject site, in Cal. No. 81-96-S; that the subject site is a 48' x 117'+ slightly irregular shaped lot improved with a 2 ½ story former church building; that the applicant proposes to erect a 5-story 10-dwelling unit building which included preserving portions of the existing church building; that below-grade parking garages will be provided; 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 to provide on this slightly irregular lot 10 modern dwelling units with adequate living space in the proposed 5-story building and portions of the existing former church building; that the plight of the owner is due to unique circumstances in that the applicant needs to preserve portions of the existing church

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 82-96-Z

structure in its conversion to residential dwelling units and that said church building is located in the required front and side yards; that the proposed 5-story 10-dwelling unit building, including preserving portions of the existing former church building, 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 5-story 10-dwelling unit building which includes preserving an existing former church structure, with no front yard, no side yards, and no rear yard instead of 14.11 feet, 4.8 feet each, and 30 feet, respectively, on premises at 3516 N. Sheffield Avenue, upon condition that adequate space shall be provided on site for storage of garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Chicago Grand Recycling, Inc. **CAL. NO.** 83-96-S

**APPEARANCES FOR:** Gary I. Wigoda **MAP NO.** 3-I

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 2900 W. Chicago Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

**COPY**

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

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

**THE RESOLUTION:**

WHEREAS, Chicago Grand Recycling, Inc., owner, on February 2, 1996, filed an application for the approval of the location and the establishment of a Class II Recycling Facility in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 2900 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 9.3-1, 9.4-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; 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 a 12,500 sq.ft. lot improved with a 1-story brick commercial building; that the applicant is seeking to establish a Class II Recycling Facility at the subject site to replace the one it currently operates at 2939 W. Grand Avenue; that the applicant facility recycles all non-ferrous materials but especially aluminum cans; that the aluminum cans are crushed into 18 pound blocks and sold to Alcoa Aluminum; that there will be no burning of any materials on site; that all recycling work will be performed entirely within the building located on the subject site; that all trucks will enter the site from W. Chicago Avenue; that the proposed use will be a benefit to the neighborhood as a source for recycling aluminum cans and other metals and is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will conform with all applicable standards of federal and state environmental protection agencies and the Chicago Department of Environment and with the performance standards established in Article 10 of the zoning ordinance; that the proposed use will

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 83-96-S

be compatible with the existing commercial improvements in the area and will not cause substantial injury to the value of other property in the 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 Class II Recycling Facility in a 1-story brick building, on premises at 2900 W. Chicago Avenue, upon condition that all applicable standards of federal and state environmental protection agencies and the City of Chicago Department of Environment shall be complied with; that all applicable performance standards established in Article 10 of the zoning ordinance shall be complied with; that the applicant shall receive all necessary permits and licenses from the City of Chicago Department of Environment prior to beginning operations at this facility; that all storage, cleaning, bundling, compacting or packing of recycled materials shall be conducted entirely within the building; 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:** Chicago Paintball Factory, Inc.

**CAL. NO.** 84-96-S

**APPEARANCES FOR:** Victoria Almeida

**MAP NO.** 2-G

**APPEARANCES AGAINST:** William S. Schwartz

**MINUTES OF MEETING:**  
May 17, 1996

**PREMISES AFFECTED-** 1001 W. Van Buren Street

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Paintball Factory, Inc., for LaSalle National Bank,, Tr. No. 117638, owner, on January 30, 1996, filed an application for the approval of the modification of conditions specified in the Board's resolution of March 7, 1995, in Cal. No. 66-95-S, which approved the establishment of a paint pellet arena on the 3rd floor of a 6-story brick building, in a C2-3 General Commercial District, by changing the minimum age of participants to 10 years old in lieu of 18 years old, by changing the hours of operation to 24 hours daily in lieu of from noon to 10:00 P.M., and by removing the condition that all business signage for the use shall be limited to the W. Van Buren Street facade of the building only, on premises at 1001 W. Van Buren Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.4-1 (9a), 9.4-2."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1996 after due notice thereof by publication in the Chicago Sun-Times on February 26, 1996; and

WHEREAS, the district maps show that the premises is located in a C2-3 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on March 17, 1995, in Cal. No. 66-95-S, the Zoning Board of Appeals granted the applicant a special use, upon certain conditions, for the establishment of a paint pellet arena on the 3rd floor of the subject site building, the record of which is made part of the record as it relates to instant application; that the applicant amended its request in the instant application and now is seeking modification of the conditions imposed in the special use previously granted by changing the minimum age of the participants to 13 years old instead of 18 years old, by changing the hours of operation to 8:00 A.M. to 2:00 P.M. instead of noon to 10:00 P.M., and allowing a freestanding 120 sq. ft. business identification sign facing the incoming Eisenhower Expressway traffic in the building's parking lot adjacent to the west side; that the testimony presented indicates that the proposed changes to the original special use are necessary for the public convenience at this location to meet the increased demand for this type of recreational and amusement activity; that the public health, safety and welfare will be adequately protected with the proposed

**COPY**

**MINUTES OF MEETING**

May 17, 1996

Cal. No. 84-96-S

changes in that the 13 to 17 year old participant must have a notarized consent authorization form from their parents or legal guardian to gain admittance to the paint pellet arena and that the 13 to 15 year old participants must be accompanied and supervised by an adult or legal guardian who must remain on the premises during their play time, that a security detail would escort patrons from the premises to their car between the hours of 10:00 P.M. and closing, that the proposed increased hours of operation and reduction of the minimum age of the participants to 13 years old as proposed to be operated will not violate the curfew ordinance of the City of Chicago, and that the proposed business identification sign in the parking lot must conform with the size allowance permitted under Section 9.9(6) of the zoning ordinance; and that the proposed changes will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the special use granted in Calendar No. 66-95-S for a paint pellet arena on the 3rd floor of a 6-story brick building, on premises at 1001 W. Van Buren Street, be and it hereby is modified to permit the following: that the hours of operation of the facility shall be 8:00 A.M. to 2:00 A.M. in lieu of noon to 10:00 P.M.; that the minimum age of the participants shall be 13 years old in lieu of 18 years old; and that a freestanding maximum 120 sq.ft. single faced business identification sign facing west to the incoming Eisenhower Expressway traffic may be placed in the building's parking lot adjacent to the west side; that the following conditions shall apply: that the 13 to 17 year old participant shall have a notarized consent authorization form signed by their parents or legal guardian to gain admittance to the paint pellet arena and that the 13 to 15 year old participant shall be accompanied and supervised by an adult or legal guardian who shall remain on the premises during their play time; that a security detail shall escort patrons from the premises to their car between the hours of 10:00 P.M. and closing; that the proposed business identification sign in the parking lot shall be in conformance with Section 9.9(6) of the zoning ordinance; that there shall be no other signage on the building other than the signage permitted on the W. Van Buren facade; and that nothing in this order or the Board's original order shall be construed as having any effect or application regarding the murals existing on the walls of the subject building.

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

**APPLICANT:** Michael Frenzel

**CAL. NO.** 86-96-A

**APPEARANCES FOR:** Michael Frenzel

**MAP NO.** 3-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 1218 W. Augusta Boulevard

**SUBJECT-** Appeal from the decision 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		

**COPY**

**THE RESOLUTION:**

WHEREAS, Michael Frenzel, owner, on February 2, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the attic of a 1-story frame non-conforming single-family dwelling on the rear of a lot additionally improved with a 3-story brick and frame non-conforming 3-dwelling unit building on the front of the lot, in an M3-4 Heavy Manufacturing District, on premises at 1218 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 10-3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996; and

WHEREAS, the district maps show that the premises is located in an M3-4 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 M3-4 Heavy Manufacturing District; that the subject site is a 25' x 100' lot improved with a 3-story brick and frame non-conforming three-dwelling unit building in the front of the lot and a 1-story frame non-conforming single-family dwelling at the rear of the lot; that both buildings are currently undergoing rehabilitation and the appellant seeks to dormer the 1-story frame building at the rear of the lot for the purpose of providing additional height in a bedroom and stairway; that although the district in which the subject site is located is zoned Heavy Manufacturing, the block is predominantly residential in character; that although the subject site's manufacturing zoning renders the residential buildings on the site non-conforming, such residential buildings are exempted from the amortization provisions of Article 6 of the zoning ordinance; that the subject building and the proposed dormer addition thereto are well below the permitted floor area ratio for the 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

**COPY**

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 86-96-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 dormering of the attic of a 1-story frame non-conforming single-family dwelling on the rear of a lot additionally improved with a 3-story brick and frame non-conforming 3-dwelling unit building on the front of the lot, in an M3-4 Heavy Manufacturing District, on premises at 1218 W Augusta Boulevard, upon condition that proposed attic dormer shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Jonas Daunoravicius **CAL. NO.** 88-96-A

**APPEARANCES FOR:** Alexander Domanskis, Jonas Daunoravicius **MAP NO.** 6-F

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 2902 S. Wallace 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.

**COPY**

**THE VOTE**

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, Jonas Daunoravicius, owner, on January 10, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit 4-dwelling units in an existing 2-story brick building, in an R3 General Residence District, on premises at 2902 S. Wallace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 27, 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 7.5-3, 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 3,130 sq.ft. lot improved with a 2-story brick building containing a non-conforming store on the ground floor and a dwelling unit at the rear and two dwelling units on the 2nd floor; that the subject building was constructed in the 1890's; that although the ground floor non-conforming store was occupied at some time by a church, a permitted use, there are no permits of record that would have been required to convert the store premises to such a use; that the appellant seeks to convert the non-conforming store space to a dwelling unit for a total of two dwelling units on the ground floor, consistent with the use of the 2nd floor; that the Board finds that the change of use from a non-conforming store to a dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal;

**MINUTES OF MEETING**

March 15, 1996

Cal. No. 88-96-A

**COPY**

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 4-dwelling units in an existing 2-story brick building, on premises at 2902 S. Wallace Street, upon condition that the rear of the lot shall be paved and striped for 3 parking spaces; 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:** Demetrio Garcia  
**APPEARANCES FOR:** None  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED-** 1717 W. Chicago Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.  
**ACTION OF BOARD--**

CAL. NO. 89-96-A

MAP NO. 1-H

MINUTES OF MEETING  
May 17, 1996

**COPY**

**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: Cynthia Abraham

CAL. NO. 90-96-A

APPEARANCES FOR: None

MAP NO. 14-H

APPEARANCES AGAINST:

MINUTES OF MEETING:  
March 15, 1996

PREMISES AFFECTED- 1959 W. 62nd Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**COPY**

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:** Darnell Gilliard/Jesse Beauford **CAL. NO.** 91-96-A

**APPEARANCES FOR:** Darnell Gilliard **MAP NO.** 16-1

**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 6351-53 S. 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		

**COPY**

**THE RESOLUTION:**

WHEREAS, Darnell Gilliard & Jessie Beauford, for Louis A. Cano, owner, on January 19, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the establishment of a beauty salon on the ground floor of a 3-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 6351-53 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 3-story store and apartment building; that the appellant proposes to establish a beauty shop in a store in the subject building; that the subject site was rezoned from B4-1 Restricted Service to B2-1 Restricted Retail on December 28, 1978; that the change of use from the previous job service office, a B4 use, to a beauty salon, a B4 use, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop on the ground floor of a 3-story brick store and apartment building, on premises at 6351-53 S. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Henry Tran

**CAL. NO.** 92-96-A

**APPEARANCES FOR:** None

**MAP NO.** 9-M

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 3208 N. Central Avenue

**SUBJECT-**

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

**ACTION OF BOARD--**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**THE VOTE**

**COPY**

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:** Salameh Sayekh **CAL. NO.** 93-96-A  
**APPEARANCES FOR:** Salameh Sayekh **MAP NO.** 15-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
**PREMISES AFFECTED-** 1307 W. Hollywood Avenue March 15, 1996  
**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.

**COPY**

**THE VOTE**

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, Salameh Sayekh, for Joseph Colak, owner, on January 24, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a drop-off cleaners and tailor shop on the ground floor of a 3-story brick non-conforming stores and apartment building, in an R4 General Residence District, premises at 1307 W. Hollywood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on March 15, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and been fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick non-conforming stores and apartment building; that the appellant proposes to operate a drop-off dry cleaners and tailor shop in a store on the ground floor of a 3-story brick non-conforming stores and apartment building at the subject site; that the subject store premises was previously occupied by a drop-off cleaners with cloths racks and sewing machines still on premises; that the establishment of a drop-off dry cleaners and tailor shop at the subject site is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a drop-off cleaners and tailor shop on the ground floor of a 3-story brick non-conforming stores and apartment building, on premises at 1307 W. Hollywood Avenue upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 8:00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Ollie M. Raven

**CAL. NO.** 94-96-A

**APPEARANCES FOR:** Ollie M. Raven

**MAP NO.** 16-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 915 W. 66th 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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
	X	

**COPY**

**THE RESOLUTION:**

WHEREAS, Ollie M. Raven, for Ceola Whigham, owner, on January 19, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fast food restaurant on the first floor of a 2-story frame non-conforming store and apartment building, in an R3 General Residence District, on premises at 915 W. 66th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame non-conforming store and apartment building; that the appellant proposes to establish a non-conforming fast food restaurant selling hot dogs, etc. on the first floor of the subject building; that on December 16, 1977 the Board sustained an appeal permitting the establishment of a grocery store in the store premises at the subject site, in Cal. No. 318-77-A; that testimony presented indicates that the subject store has been vacant and unoccupied for the past 6 or 7 years; that under Section 6.4-5 of the zoning ordinance "a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located"; that pursuant to section 6.4-5 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** Le Gourmet

**CAL. NO.** 95-96-A

**APPEARANCES FOR:** Colm Treacy

**MAP NO.** 9-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
March 15, 1996

**PREMISES AFFECTED-** 3911 N. Sheridan Road

**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		

**COPY**

**THE RESOLUTION:**

WHEREAS, Le Gourmet, for William O'Neill, owner, on February 1, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an off-site catering facility in a 1-story brick multi-store building, in a B2-2 Restricted Retail District, on premises at 3911 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 1-story brick multi-store building; that the applicant originally occupied the subject store premises as a licensed cafe and catering establishment; that the appellant closed the cafe operation and is now seeking approval for a retail only catering use; that food to be catered may be prepared but not always cooked at the subject site; that the change of use from a cafe and catering business to a retail catering business only is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists or is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail catering facility in a 1-story brick multi-store building, on premises at 3911 N. Sheridan Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.