

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

held in Room 569 County Building on September 20, 1996
at 9:00 A.M. and 2:00 P.M.

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

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

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Member Konstantelos moved that the Board approve the minutes of the proceedings of the special meeting held on September 13, 1996 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: David L. Travis **CAL. NO.** 164-96-A
APPEARANCES FOR: David L. Travis **MAP NO.** 6-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 3014 S. Wentworth Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL SUSTAINED,
WITH CONDITIONS.

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, David L. Travis, for Pui J. Moy, owner, on February 27, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an advertising sign painted on the wall of a 3-story brick building due to its being within 500 feet of an expressway and visible therefrom, in a B2-3 Restricted Retail District, on premises at 3014 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 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 8.9 (5)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on April 26, 1996 and at a regular meeting held on September 20, 1996; and

WHEREAS, the district maps show that the premises is located in a B2-3 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 B2-3 Restricted Retail District; that the subject site is improved with a 3-story brick building with three advertising signs existing on the eastern portion of the north wall and are within 500 feet of the Dan Ryan Expressway and visible therefrom; that a large "Anchor, etc." advertising sign is painted on said wall on what would be the 2nd and 3rd stories of the building and two smaller wallboard advertising signs exist on said wall on what would be the 1st story of the building; that an advertising sign has existed on the said portion of the north wall of the subject building for many years and prior to the establishment of the Dan Ryan Expressway in 1962, at which time the advertising sign became non-conforming due to the zoning ordinance's prohibition of advertising signs within 500 feet of an expressway; that the Zoning Administrator testified that City records show that a 1-story 18 feet high building abutted the subject building's north wall at 3010 S. Wentworth Avenue until 1979 at which time it was demolished, and that this building would have prevented any signage being located on the first 18 feet of the subject wall prior to 1979; that the Board finds that the advertising signage now existing on the first 18 feet of the subject building's eastern portion of the north wall could not have predated the establishment of the Dan Ryan Expressway in 1962 due to the 18 feet high building that abutted said wall until 1979 and therefore constitutes illegally established

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Cal. No. 164-96-A

signage; that the existing "Anchor, etc." advertising sign is hereby deemed to be a continuation of a pre-existing non-conforming advertising sign provided that the bottom of said sign is at least 18 feet above the base of the building and that any portion of the sign that is not 18 feet above the base is removed; 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 painted "Anchor, etc." advertising sign existing on the eastern portion of the 2nd and 3rd stories of the north wall of a 3-story brick building, on premises at 3014 S. Wentworth Avenue, as a pre-existing non-conforming advertising sign within 500 feet of an expressway, upon condition that any portion of the sign that is not at least 18 feet above the base of the building shall be removed before a permit is issued; and that all applicable ordinances of the City of Chicago shall be complied with; and be it further

RESOLVED, that the other advertising signage existing within the first 18 feet of the eastern portion of the north wall of the subject site building is hereby deemed to be illegally established signage.

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

APPLICANT: Anthony Cascio

CAL. NO. 358-96-Z

APPEARANCES FOR: Anthony Cascio

MAP NO. 17-1

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 6641 N. Mozart Street

September 20, 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		

THE RESOLUTION:

WHEREAS, Antony Cascio, owner, on July 1, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 9' x 13.5' addition above a kitchen bay at the rear of a 2-story brick single-family dwelling, whose north side yard is 2.9' and whose south side yard is 4.48' instead of combined side yards of 9.9', and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 6641 N. Mozart Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-2, 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 33' x 123.92' lot improved with a 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 2nd story 9' x 13.5' addition above an existing kitchen bay at the rear of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition is necessary to provide additional living space to meet the needs of the applicant and his family; that the plight of the owner is due to the applicant's need to expand an existing small bedroom; that the proposed 2nd story addition will follow existing building walls and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 358-96-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 2nd story 9' x 13.5' addition above a kitchen bay at the rear of a 2-story brick single-family dwelling, whose north side yard is 2.9' and whose south side yard is 4.48' instead of combined side yards of 9.9' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 6641 N. Mozart Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Henry Smid Plumbing & Heating Co. **CAL. NO.** 359-96-Z
APPEARANCES FOR: Ronald Grais **MAP NO.** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 1311 N. Wicker Park Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Henry Smid Plumbing & Heating Co., owner, on July 31, 1996, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 2nd story 27.58' x 32.5' dwelling unit addition at the rear of a 1 and 2-story brick office building, with no residential rear yard instead of 30' required for the dwelling unit portion of the building, on premises at 1311 N. Wicker Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.7-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; and

WHEREAS, the district maps show that the premises are 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 50.12' x 94.25' lot improved with a 1 and 2-story brick office building; that the applicant proposes to erect a 2nd story 27.58' x 32.5' dwelling unit addition at the rear of the existing 1 and 2-story brick building at the subject site which contains a business use on the first floor; that the applicant Henry Smid resides at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the existing second floor does not coincide with the first floor and does not utilize the entire space available; that the plight of the owner is due to unique circumstances in that the code requires a 30' residential rear yard for the proposed dwelling unit portion of the building; that the proposed use is compatible with the mixed residential and business improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 359-96-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 2nd story 27.58' x 32.5' dwelling unit addition at the rear of a 1 and 2-story brick office building, with no residential rear yard instead of 30' required for the dwelling unit portion of the building, on premises at 1311 N. Wicker Park Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: LB Development & Construction **CAL. NO.** 360-96-Z
APPEARANCES FOR: Robert Buono **MAP NO.** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 2247-51 W. St. Paul Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, L.B. Development & Construction, for Raul DeLira, Jr., owner, on August 1, 1996, filed and subsequently amended an application for a variation of the zoning ordinance to permit the erection of a 4-story 23 dwelling unit condominium building, whose front yard will be 4', with no side yards, and with no rear yard instead of 15', 11' each, and 30', respectively, and with no provision for one loading berth, on premises at 2247-51 W. St. Paul Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 1996, reads "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4, 7.9-4, 7.11-3 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 July 31, 1996 the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R5 General Residence specifically for the proposed residential development; that the subject site is a 110' x 125' lot; that the applicant proposes to erect a 4-story 23 dwelling unit condominium building at the subject site with interior atrium courtyard and balconies on all four facades of the proposed building; that access to interior parking will be via the public alley abutting the subject site to the south; that the estimated cost of land and construction is about \$3,300,000; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the yard variations it would be economically unfeasible to construct the 4-story 23 condominium building as designed with internal atrium and external balconies for each dwelling unit; that the proposed building will be developed as condominium dwelling units creating a minimum of in and out movement thereby negating the need for a loading berth; that the plight of the owner is due to unique circumstances in that the design of the proposed building with its interior atrium courtyard could not be built without the requested variations; that the proposed 4-story 23 dwelling unit building will be compatible with the existing improvements in the area which generally do not comply with required yard setbacks and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 360-96-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 4-story 23 dwelling unit condominium building, whose front yard will be 4', with no side yards, and with no rear yard instead of 15, 11' each, and 30', respectively, and with no provision for one loading berth, on premises at 2247-51 W. St. Paul Avenue, upon condition that the applicant shall obtain a waiver of the alley barrier requirement from the City Council: 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: Allan & Shirley Isenberg

CAL. NO. 361-96-Z

APPEARANCES FOR:

MAP NO. 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 6243-47 N. Laramie Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: John Gruna
APPEARANCES FOR: John Gruna
APPEARANCES AGAINST:
PREMISES AFFECTED- 3320 W. 38th Place
SUBJECT- Application to vary the requirements of the zoning ordinance.

CAL. NO. 362-96-Z
MAP NO. 8-J
MINUTES OF MEETING:
 September 20, 1996

ACTION OF BOARD--

VARIATIONS DENIED.

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, John Gruna, owner, on August 8, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3 level enclosed stairway addition at the southeast corner of a 2-story frame 4-dwelling unit building, whose front yard will be 13' instead of 20', whose east side yard will be 4.75' instead of 5.3', and which addition will result in an 11% (418 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 3320 W. 38th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 27, 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 7.5-3, 7.7-3, 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 September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 with English basement frame 4-dwelling unit building; that the applicant proposes to erect a 3-level enclosed stairway addition at the southeast corner of the subject building which will result in a 418 sq.ft. or 11% 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 Board finds that no evidence was presented that would indicate the property in question cannot yield a reasonable return without the requested variations nor that a unique circumstance exists, as required under Section 11.7-3 of the zoning ordinance; 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: Jay Case **CAL. NO.** 363-96-Z
APPEARANCES FOR: Gary I. Wigoda, Jay Case **MAP NO.** 7-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 2858 N. Orchard Street September 20, 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		

THE RESOLUTION:

WHEREAS, Jay Case, owner, on August 2, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 5-story 15 dwelling unit building, whose front yard will be 10', whose side yards will be 5' each, and whose rear yard will be 15' instead of 12', 10' each, and 30', respectively, and with no provision for one required loading berth, on premises at 2858 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 7.7-5, 7.8-5, 7.9-5, 7.11-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 September 11, 1996, the City Council rezoned the subject site from B4-2 Restricted Service to R5 General Residence specifically for the proposed residential development; that the subject site is a irregularly shaped 100' x 95' lot with no alley access and is improved as a parking lot; that the applicant proposes to erect a 5-story 15- condominium dwelling unit building with interior automobile parking spaces located in garages on the first level and below grade level; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 15-dwelling unit building at the subject site would prove economically unfeasible; that the plight of the owner is due to the unusual depth of the subject site lot; that a loading berth cannot be provided due to the lack of alley access; that condominium dwelling units will have less in and out movement that would a rental apartment building which would negate the need for a loading berth; that the proposed 15-dwelling unit building will be compatible with existing residential improvements in the area most of which have non-conforming yards and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 363-96-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 5-story 15-dwelling unit building, whose front yard will be 10', whose side yards will be 5' each, and whose rear yard will be 15' instead of 12', 10' each and 30', respectively, and with no provision for one loading berth, on premises at 2858 N. Orchard 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: Jose Santiago

CAL. NO. 364-9-Z

APPEARANCES FOR: Gary I. Wigoda, Jose Santiago

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 1714 W. Julian Street

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	AUSENT
X		
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Jose Santiago, owner, on August 7, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story 8' x 17.33' open porch to the front of a 2-story 2-dwelling unit building, whose front yard will be 1' instead of 15', on premises at 1714 W. Julian Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 7, 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 7.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 said use is located in an R4 General Residence District; that the subject site is a 25' x 125' lot improved with a 2-story 2-dwelling unit building with a 1-story open front porch; that the recently constructed 1-story open front porch is 5'3" high which is 1' 3" over the legal height; that Mrs. Santiago testified that before the said open front porch was constructed the prior existing front stairway and landing were the same height of 5' 4"; 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 open front porch is necessary to allow entry into the 2-dwelling unit building; that the plight of the owner is due to unique circumstances in that the contractor, Quality Remodeling, did not obtain the necessary building permit and informed the applicant that there was no reason for obtaining a building permit; that the said 1-story open front porch is similar to other existing front porches in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 364-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 8' x 17.33' open porch to the front of a 2-story 2-dwelling unit building, whose front yard will be 1' instead of 15', on premises at 1714 W. Julian 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: 2039 W. North Avenue Corp.

CAL. NO. 365-96-S

APPEARANCES FOR: John A. Fritchey, Steve Soble

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 2039 W. North Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, 2039 W. North Avenue Corp., owner, on August 5, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in conjunction with billiard tables and food service on the ground floor of a 3-story brick building, in a B4-3 Restricted Service District, on premises at 2039 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 1996, reads "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 improved with a vacant 3-story brick building formerly occupied as Bath House with single-occupancy rooms formerly known as the North Avenue Baths; that the applicant seeks to establish a tavern with 9 billiard tables and food service on the ground floor of the subject site building with the liquor license to be held by the applicant, 2039 W. North Avenue Corp., as licensee; that the 2nd and 3rd floors will be renovated into 12 rental apartments; that the majority of the establishment's patrons will come from the local neighborhood and that the establishment of a tavern in conjunction with billiard tables and food service 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 with billiard tables and food service will be an improvement of the existing vacant and deteriorating building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 365-96-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 tavern in conjunction with billiard tables and food service on the ground floor of a 3-story brick building, on premises at 2039 W. North 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 liquor license for the aforesaid tavern shall be issued to and held by the applicant in this case, 2039 W. North Avenue Corp.

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

APPLICANT: Alvin Bell, Jr.

CAL. NO. 366-96-S

APPEARANCES FOR: Alvin Bell, Jr.

MAP NO. 26-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 120 E. 111th Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alvin Bell, Jr., for H & B Auto Repair, owner, on August 5, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick building, in a B5-2 General Service District, on premises at 120 E. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; 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 1 and 2-story brick building formerly occupied as an automobile repair shop; that the applicant proposes to establish a pawn shop in the existing building at the subject site; that on June 19, 1992, the Board approved the establishment of a pawn shop by the applicant in a 1-story brick building, on premises at 6249-51 S. Western Avenue; that the testimony presented in Cal. No. 139-92-S is hereby made part of the record in this case; that the proposed pawn shop is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop in that daily reports of all merchandise received is filed with the district police command to insure against receipt of stolen property and that the proposed pawn shop will be operated in compliance with all applicable city and state regulations governing the operation of pawn shops; that the proposed pawn shop will be compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 366-95-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 pawn shop in a 1 and 2-story brick building, on premises at 120 E. 111th Street, upon condition that all signage advertising the pawn shop shall be located on the front of the existing building at the site; that the signage on the building's side walls advertising the prior use of the building shall be removed and that no new signage shall be painted or erected on the side walls of the building; that reports of all merchandise received shall be filed daily with the district police command; that all applicable provisions of city and state statutes governing the establishment and operation of pawn shops shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Larios **CAL. NO.** 367-96-S
APPEARANCES FOR: Robert H. Domico, Michael Larios **MAP NO.** 8-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 3117 S. Archer Avenue
SUBJECT- Application for the approval of a special use..

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Michael Larios, for Mary Ann Fountotos, owner, on August 9, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a hand car wash in conjunction with detailing in a 1-story brick building, in a C2-2 General Commercial District, on premises at 3117 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 25, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 a 27.58' x 112' lot through lot with frontages on S. Archer Avenue and S. Ashland Avenue and is improved with a 1-story brick building formerly occupied as an auto body shop; that the applicant proposes to establish a hand car wash in conjunction with car detailing in the subject building; that the proposed use is necessary for the public convenience at this location to provide a needed service in the 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 ingress and egress from S. Ashland Avenue only and sufficient space on site to accommodate automobiles awaiting washing; that the proposed use will be compatible with the existing mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a hand car wash in conjunction with detailing in a 1-story brick building, on

MINUTES OF MEETING

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Cal. No. 367-96-S

premises at 3117 S. Archer Avenue, upon condition that there shall be no ingress nor egress from the overhead garage door entrance on S. Archer Avenue; that said overhead door shall be kept closed at all times; that ingress and egress to the facility shall be from S. Ashland Avenue only; 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: Holy Covenant Baptist Church

CAL. NO. 368-96-S

APPEARANCES FOR: Eric E. Graham, Ella Rutledge

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 8308 S. Halsted Street

September 20, 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		

THE RESOLUTION:

WHEREAS, Holy Covenant Baptist Church, owner, on August 7, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 224-seat church in a proposed 1-story building, in a B2-1 Restricted Retail District, on premises at 8308 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 8.3-2, 8.11-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 frame building; that the applicant church has been located at the subject site for the past 45 years; that the applicant proposes to demolish the existing 2-story frame building and erect a 1-story 224-seat handicapped-accessible masonry church building; that the proposed use is necessary for the public convenience at this location to continue to serve the members of the applicant church; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will conform with all applicable building code regulations and which will provide additional off-street parking at 8330 S. Halsted Street; that the applicant church has been located at the subject site for many years and that the establishment of the applicant church in a new 1-story masonry building 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 224-seat church in a proposed 1-story building, on premises at 8308 S. Halsted

MINUTES OF MEETING

September 20, 1996

Cal. No. 368-96-S

Street, upon condition that the parking area at the rear of the proposed 1-story building shall be paved and striped; that concrete wheel stops shall be provided; that lighting shall be provided; that the balance of the required parking spaces shall be located off-site at 8330 S. Halsted Street, as provided for in companion application 369-96-S; 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: Holy Covenant Baptist Church

CAL. NO. 369-96-S

APPEARANCES FOR: Eric E. Graham, Ella Rutledge

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 8330 S. Halsted Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Holy Covenant Baptist Church, owner, on August 7, 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 15 private passenger automobiles, in a B2-1 Restricted Retail District, on premises at 8330 S. Halsted Street, to fulfill the parking requirement for a proposed 1-story 224-seat church at 8308 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 7, 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 September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is a 50' x 125' unimproved lot; that on September 20, 1996, the Zoning Board of Appeals approved the establishment of a 224-seat church in a proposed 1-story building at 8308 S. Halsted Street, in Cal. No. 368-96-S; that the applicant proposes to establish an off-site accessory parking lot for 15 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 224-seat church at 8308 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the conditions and standards hereinafter set forth; that the proposed off-site accessory parking lot will be an improvement of a vacant lot and will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 369-96-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 15 private passenger automobiles, on premises at 8330 S. Halsted Street, to fulfill the parking requirement for a proposed 1-story 224-seat church at 8308 S. Halsted Street, upon condition that no use shall be made of the subject lot for the proposed requested until the following conditions shall have been complied with; that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that wrought iron fencing shall be provide on the south, west and east lot lines, excepting the driveway; that striping shall be provided; that lighting shall be provided; that a 2' high steel beam guard rail shall be provided along the north lot line; that ingress and egress shall be from S. Halsted Street; that the public alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; that all applicable provisions of the Chicago Zoning Ordinance shall be complied with; that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: 1316-36 W. Belmont Joint Venture

CAL. NO. 370-96-S

APPEARANCES FOR: Robert W. Matanky

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 1316-32 W. Belmont Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, 1316-36 W. Belmont Joint Venture, for Greenfield Land Company, a Michigan partnership, owner, on August 14, 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 in four proposed 4-story 6-dwelling unit buildings, on premises at 1316-36 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 31, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3--3."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1995; 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 May 9, 1996, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to B4-2 Restricted Service specifically for the proposed residential development; that the subject site consists of four 48.6' x 122.17' each lots improved with a 1 and 2-story masonry building; that the applicant proposes to erect four 4-story 6-dwelling unit buildings with on-site exterior parking 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 improvements in the area and a continuing demand for dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which will provide 10 on-site parking spaces at the rear of each 6-dwelling unit building, four more than required; that the proposed development will be compatible with the existing improvements in this developing residential area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 370-96-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 dwelling units below the 2nd floor in four proposed 4-story six dwelling unit buildings, on premises at 1316-32 W. Belmont Avenue, upon condition that the applicant builds in substantial compliance with the site plan presented prepared by Pappageorge Haymes Ltd., dated August 13, 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: James Foran
APPEARANCES FOR: Howard Kilberg, James Foran
APPEARANCES AGAINST:
PREMISES AFFECTED- 2527-31 N. Sheffield Avenue
SUBJECT- Application for the approval of a special use.

CAL. NO. 371-96-S

MAP NO. 7-G

MINUTES OF MEETING:
September 20, 1996

ACTION OF BOARD--

APPLICATION APPROVED.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, James Foran, owner, on July 30, 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 (accessory parking) in a proposed 5-story building (includes existing 3-story warehouse) containing 16 dwelling units, in a B4-3 Restricted Service District, on premises at 2527-31 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-4 (3).";

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 6, 520 sq.ft. lot improved with a vacant 3-story warehouse building; that the applicant proposes to erect a 5-story building which includes the existing 3-story warehouse building to contain 16 condominium dwelling units and convert the ground floor to indoor required parking spaces; that the proposed use is necessary for the public convenience at this location in that to provide business space for even part of the ground floor would omit parking spaces and therefore would limit the number of dwelling units; that the nature of the parking provided is so designed, located and proposed to be operated that the public health, safety and welfare will be protected; that the proposed use will not cause substantial injury to the value of other property in the area in that the proposed 5-story residential building will be consistent with the predominantly residential improvements in the area and that the interior ground floor parking is merely an extension of the proposed residential units; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 371-96-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 dwelling units below the 2nd floor (accessory parking) in a proposed 5-story building (includes existing 3-story warehouse) containing 16 dwelling units, on premises at 2527-31 N. Sheffield Avenue, upon condition that all conditions contained in the Agreement, dated September 19, 1996, between the applicant and the Wrightwood Neighbors Conservation Association shall be complied with; that the applicant shall built in substantial compliance with the site plan and building elevation drawings presented prepared by Mayer, Jeffers, and Gillespie, dated September 13, 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: James Foran **CAL. NO.** 372-96-Z
APPEARANCES FOR: Howard Kilberg, James Foran **MAP NO.** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 2527-31 N. Sheffield Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

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

VARATIONS GRANTED.

THE RESOLUTION:

WHEREAS, James Foran, owner, on July 30, 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 building (includes existing 3-story warehouse) containing accessory parking on the ground floor and 16 dwelling units above, with no front yard, no south side yard, and no rear yard instead of 12', 7.4', and 30', respectively, and with no provision for one loading berth; on premises at 2527-31 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.7-4, 8.10-4.";

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 on September 20, 1996, the Board approved the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 5-story building (includes existing 3-story warehouse) containing 16 dwelling units, at the subject site, in Cal. No. 371-96-S; that the existing 3-story warehouse building occupies the entire subject property; that the applicant proposes to convert the warehouse building and construct two additional floors in the conversion of the building into a 16-condominium dwelling unit building with ground floor parking spaces; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 16 dwelling units at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the applicant seeks to utilize as part of the proposed residential development the existing 3-story warehouse building which already occupies the entire subject site and encroaches into required yard setbacks; that the building will be developed as condominium dwelling units

MINUTES OF MEETING

September 20, 1996

Cal. No. 372-96-Z

creating a minimum of in and out movement and thereby negates the need for a loading berth; that the proposed 5-story 16-dwelling building is compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 5-story building (includes existing 3-story warehouse) containing accessory parking on the ground floor and 16 dwelling units above, with no front yard, no south side yard and no rear yard instead of 12', 7.4', and 30', respectively, and with no provision for one loading berth, on premises at 2527-31 N. Sheffield Avenue, upon condition that all conditions contained in the Agreement, dated September 19, 1996, between the applicant and the Wrightwood Neighbors Conservation Association shall be complied with and that the applicant builds in substantial compliance with the site plan and building elevation drawings presented prepared by Mayer, Jeffers, and Gillespie, dated September 13, 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: John Hiera **CAL. NO.** 373-96-Z
APPEARANCES FOR: Howard Kilberg, John Hiera **MAP NO.** 9-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 3845 N. Ashland Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, John Hiera, owner, on July 31, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 15 dwelling unit building, whose front yard will be 7.5', whose north side yard will be 3.66', and whose rear yard will be 8.33' instead of 14.98', 8.5' and 30' respectively, and with no provision for one required loading berth, on premises at 3845 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 7.7-5, 7.8-5, 7.9-5, 7.11 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 July 10, 1996, the City Council rezoned the subject site from B4-2 Restricted Service to R5 General Residence; that the subject site is an 85' x 124' lot improved with an automobile parking lot; that the applicant proposes to erect a 4-story 15-dwelling unit building with a court-yard and enclosed parking spaces; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested it would economically unfeasible to construct the proposed 15-dwelling unit building; that the plight of the owner is due to compromises on design and setbacks made with neighborhood associations; that the proposed building will be developed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; that the proposed 15-dwelling unit 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

MINUTES OF MEETING

September 20, 1996

Cal. No. 373-96-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 4-story 15-dwelling unit building, whose front yard will be 7.5', whose north side yard will be 3.66', and whose rear yard will be 8.33' instead of 14.98', 8.5' and 30' respectively, and with no provision for one loading berth, on premises at 3845 N. Ashland 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: First Bank and Trust, Tr. #10-2049, Bafcor, Inc. **CAL. NO.** 374-96-Z
Bruce Fogelson

APPEARANCES FOR: Howard Kilberg, Bruce Fogelson **MAP NO.** 7-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996

PREMISES AFFECTED- 2475 N. Lincoln Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, First Bank and Trust, Tr. #10-2049, Bafcor, Inc., Bruce Fogelson, owner, on July 31, 1996, filed an subsequently amended, an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story building on a triangular lot containing a store and accessory parking on the ground floor and 12 dwelling units above with no residential rear yard instead of 30' required for the dwelling unit portion of the building, and with no provision for one required loading berth, on premises at 2475 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 8.3-4, 8.7-1."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 an unimproved 5,662 sq.ft. triangular shape lot with no alley access situated at the intersection of W. Altgeld Street and N. Lincoln Avenue; that the applicant proposes to erect a 4-story building containing ground floor retail space and accessory parking and 12 dwelling units above; 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 the variation requested is necessary to permit the construction of the proposed building as designed on this triangular shape lot; that the plight of the owner is due to the triangular shape of the subject lot and that the rear yard which faces W. Altgeld Street needs to be reduced to zero feet to allow the construction of the proposed building as designed; that the proposed 4-story building will be developed as condominium dwelling units with one or two retail stores on the ground floor creating a minimum of in and out movement and with no alley access the need for a loading berth is impractical; that the proposed 4-story retail and dwelling unit building will be compatible with the mixed use improvements

MINUTES OF MEETING

September 20, 1996

Cal. No. 374-96-Z

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 4-story building on a triangular lot containing retail space and accessory parking on the ground floor and 12 dwelling units above, with no residential rear yard instead of 30' required for the dwelling unit portion of the building, and with no provision for one required loading berth, on premises at 2475 N. Lincoln Avenue, upon condition that adequate space on the ground floor shall be provided for garbage containers; 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 conditions contained in the Agreement, dated September 19, 1996, between the applicant and the Wrightwood Neighbors Conversation Association shall be complied with.

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

APPLICANT: First Bank and Trust, Tr. #10-2033, Bafcor, Inc. **CAL. NO.** 375-96-Z

APPEARANCES FOR: Bruce Fogelson
Howard Kilberg, Bruce Fogelson **MAP NO.** 9-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996

PREMISES AFFECTED- 3721-25 N. Sheffield Avenue

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, First Bank and Trust, Tr. #10-2033, Bafcor, Inc., Bruce Fogelson, owner, on July 31, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 14 dwelling unit building, whose front yard will be 7.5' instead of 14.4', whose side yards will be 3' each instead of 10' each, and with no provision for one loading berth, on premises at 3721=25 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-5, 7.11-5."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 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 March 6, 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 100' x 120.17' lot improved with two 2-story residential buildings and abuts elevated railroad tracks to the east; that the applicant proposes to demolish the existing buildings and to erect a U-shaped 4-story 14- condominium dwelling unit building with interior courtyard at the subject site; that underground garage parking for 10 automobiles and exterior parking at the rear of the site for 8 automobiles 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 to erect less than the proposed 14-dwelling unit building as designed would be economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed U-shaped 4-story 14-dwelling unit building as designed with an interior courtyard requires greater land coverage and encroachment into required yards; that the building will be developed as condominium dwelling units resulting a minimum of in and out movement and thereby negates the need for a loading berth; that the proposed 4-story 14-dwelling unit building is compatible with the existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 375-96-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 4-story 14-dwelling unit building, whose front yard will be 7.5' instead of 14', whose side yards will be 3' each instead of 10' each, and with no provision for one loading berth, on premises at 3721-25 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: Jesus Sampario

CAL. NO. 376-96-A

APPEARANCES FOR: Jesus Sampario

MAP NO. 24-A

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 9910 S. Ewing Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Jesus Sampario, owner, on June 11, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in lieu of a store on the ground floor of a 3-story brick store and 4-dwelling unit building, in a B4-1 Restricted Service District, on premises at 9910 S. Ewing Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 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 8.6-4, 8.7-4, 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 3,037 sq. ft. lot improved with a 3-story brick store and 4-dwelling unit building; that the appellant seeks to establish a dwelling unit in lieu of a store on the ground floor of the subject building; that the 4 dwelling units presently existing in the subject building are non-conforming due to the insufficient lot size; that four dwelling units require for 6,600 sq. ft. of lot area; that the area of the subject site lot is only 3,037 sq. ft.; that Section 8.6 (2) of the zoning ordinance provides that no existing residential use shall be converted so as to conflict with, or further conflict with, the lot area per dwelling unit requirements of the district in which such residential use is located; that under Sections 8.6 (1) (2) and 8.6-1 (1) of the zoning ordinance the Board has no authority to permit the establishment of another dwelling unit in the 3-story non-conforming 4-dwelling unit building at the subject site in a B4-1 District; it is therefore

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

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

APPLICANT: Touch of Class Hair Salon **CAL. NO.** 377-96-A
APPEARANCES FOR: Ufoncle Gilot **MAP NO.** 13-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 5046 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		

THE RESOLUTION:

WHEREAS, Touch of Class Hair Salon, for Sheridan Lake Apts. , owner, on August 8, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon on the ground floor of a 13-story brick store and apartment building, in a B2-4 Restricted Retail District, on premises at 5046 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 September 20, 1996; and

WHEREAS, the district maps show that the premises is located in a B2-4 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 B2-4 Restricted Retail District; that the subject site is improved with a 13-story brick store and apartment building; that the subject ground floor was previously occupied by a tavern, which use as approved by the Board on June 1 1965, in Cal. No. 284-65-A; that the appellant seeks to establish a hair salon specializing in hair braiding in the subject store premises; that the change of use from a tavern to a beauty salon 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 its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a store on the ground floor of a 13-story brick store and apartment building, on premises a 5046 N. Sheridan Road, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 7:30 P.M., Tuesday 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: David Jackson

CAL. NO. 378-96-A

APPEARANCES FOR: David Jackson

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 1919 W. Division Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, David Jackson, for Penelope LaBorde, owner, on August 6, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a limited business license for an antique cabinet restorer, retailer and wholesaler in a 3-story brick store and apartment building, in an B4-2 Restricted Service District, on premises at 1919 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 September 20, 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 said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 3-story brick store and apartment building; that the appellant specializes in the restoration, exhibition and sale of antique Japanese cabinets; that the appellant also shows and sells to interior designers on a limited basis; that licensing requirements require a business license for the limited sales activity to interior designers; that the said business operation is part showroom to interior designers, part gallery and part shop for restoration and repair work; that antique shops and art galleries are permitted uses in the B4-2 Restricted Service District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a limited business license for an antique cabinet restorer, retailer with limited wholesaling business in a 3-story brick store and apartment building, on premises at 1919 W. Division Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Victor Almodover

CAL. NO. 379-96-A

APPEARANCES FOR: Victor Almodover

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 1535 N. Leavitt Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Victor Almodover, owner, on August 19, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story frame building as a single-family dwelling on the rear of the lot additionally improved with a 3-story brick 3-dwelling unit building on the front of the lot, in an R4 General Residence District, on premises at 1535 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996; and

WHEREAS, the district maps show that the premises is locate is 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 149.84' lot improved with a 2-story frame building on the rear of the lot and a 3-story brick 3-dwelling unit building on the front of the lot; that the appellant seeks to deconvert the existing 2-story building 2-dwelling unit building on the rear of the lot to a single-family dwelling; that the Sanborn Map indicates that the original construction at the subject site was a 3-story 3-dwelling unit building on the front of the lot and a 2-story 2-dwelling unit building at the rear of the lot; that City of Chicago Water Department records indicate that the front building contained 3 dwelling units and the rear building contained two dwelling units in 1949; that the appellant has a right to deconvert the existing 2-story 2-dwelling unit building at the rear of the lot to a single-family dwelling provided that plans and permits are obtained indicating compliance with building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 379-96-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 certify the use of a 2-story frame building as a single-family dwelling unit only on the rear of the lot additionally improved with a 3-story 3-dwelling unit building on the front of the lot, on premises at 1535 N. Leavitt Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Stuart Miller

CAL. NO. 380-96-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

September 20, 1996

PREMISES AFFECTED- 3025 N. Southport Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Wojciech A. Kocemba **CAL. NO.** 381-96-A

APPEARANCES FOR: Wojciech A. Kocemba **MAP NO.** 9-1

APPEARANCES AGAINST: **MINUTES OF MEETING:**
September 20, 1996

PREMISES AFFECTED- 3335 N. Kedzie Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Wojciech A. Kocemba, owner, on August 19, 1996, 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 a single-family dwelling on the rear of the lot additionally improved with a 2-story frame residence on the front of the lot, in an R3 General Residence District, on premises at 3335 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 31, 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."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 50' x 124.27' lot improved with a 2-story frame residence on the front of the lot and a 2-story brick building on the rear of the lot; that the City of Chicago Water Department records indicate that the rear building was used for storage of machines, trucks and material for a construction company in 1957; that the appellant now seeks to legalize the rear building as a single-family dwelling; that the change of use from a business garage to a dwelling unit in the 2-story building at the rear of the lot is a proper substitution of non-conforming use under Section 6.4-7 of the zoning ordinance; that the appellant has a right to occupy the rear 2-story building as a single-family dwelling provided the building is brought into compliance with applicable building codes; 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

MINUTES OF MEETING

September 20, 1996

Cal. No. 381-96-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 certify the use of a 2-story brick building as a single-family dwelling on the rear of the lot additionally improved with a 2-story frame residence on the front of the lot, on premises at 3335 N. Kedzie Avenue, upon condition that the 2-story brick building on the rear of the lot is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance.

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

APPLICANT: Janskee Doumbia

CAL. NO. 382-96-A

APPEARANCES FOR: Janskee Doumbia

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 4238 N. Broadway

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS. Janskee Doumbia, for Randy Luis, owner, on August 8, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon on the ground floor of a 4-story brick store and apartment building, in an R5 General Residence District, on premises at 4238 N. Broadway; and

WHEREAS. the decision of the Office of the Zoning Administrator rendered August 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, 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 September 20, 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 4-story brick non-conforming store and apartment building; that the subject store premises has been previously occupied by business uses, the last use having been a beauty shop; that the appellant proposes to establish a beauty shop specializing in African hair braiding; that the re-establishment of a beauty salon at the subject site is a proper use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of 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 beauty salon on the ground floor of a 4-story brick store and apartment building, on premises at 4238 N. Broadway, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 7:00 P.M., Tuesday 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: Rick Trankle **CAL. NO.** 383-96-A
APPEARANCES FOR: Rick Trankle **MAP NO.** 9-N
APPEARANCES AGAINST: Josette Belvedere, George Zubrowski **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 3719 N. Newland Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL SUSTAINED.

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, Rick Trankle, property owner at 3717 N. Newland Avenue, on August 1, 1996, filed an appeal from the Zoning Administrator's decision which granted an Exception to permit the erection of a 1-story 23.5' x 52' single-family dwelling whose front yard will be 14' instead of 19.85', in an R2 Single-Family Residence District, on premises at 3719 N. Newland Avenue; and

WHEREAS, a public hearing was held on the application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 on March 12, 1996, the owner of the subject premises, George Zubrowski, was granted an Exception (#95-042-ZE) permitting the erection of a 1-story 23.5' x 52' single-family dwelling whose front yard will be 14 feet instead of 19.85 feet; that the building was erected with an open concrete porch and staircase at the front; that the height of said porch and staircase at its highest point is 5 1/2 feet; that an open porch and staircase is a permitted obstruction in the required front yard provided it does not exceed a height of 4 feet; that the appellant, the next door neighbor, testified that the existing porch and staircase exceeds that allowed and constitutes a front yard zoning violation; that the Board agrees; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the owner of the subject premises at 3719 N. Newland Avenue is hereby instructed to file a variation application with the Board for that portion of the front porch and staircase that exceeds 4 feet in height which is not a permitted obstruction in the required front yard and therefore is a front yard zoning violation.

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

APPLICANT: Ezzeroug Ezzeraimi and Judith Ezzeraimi

CAL. NO. 384-96-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 1259-61 N. Bosworth Avenue

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

ACTION OF BOARD--

THE VOTE

APPEAL WITHDRAWN UPON
MOTION OF APPELLANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Maria J. Lazarczyk **CAL. NO.** 385-96-Z
APPEARANCES FOR: John J. Pikarski, Jr., Maria J. Lazarczyk **MAP NO.** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 901 N. Winchester Avenue September 20, 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Maria J. Lazarczyk, for Maria J. Lazarczyk and Eugeniusz Petelski, owner, on August 8, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4th story 17' x 51' addition with an open deck to the 3-story brick 6-dwelling unit building on the front of the lot additionally improved with a 2-story brick coach house at the rear, whose front yard will be 14.5' instead of 15', and which addition will result in less than a 15% (867 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 901 N. Winchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 7.6-4, 7.7-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 22.5' x 125.25 lot located on the northeast corner of N. Winchester Avenue and W. Iowa Street and is improved with a 3-story brick 6-dwelling unit building with penthouse on the front of the lot additionally improved with a 2-story brick coach house at the rear of the lot; that the applicant proposes to duplex a 3rd floor dwelling unit in the 3-story brick building on the front of the lot by the erection of a 4th story 17' x 51' addition with an open deck to the existing penthouse which will result in less than a 15% or 867 sq.ft. increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested it would be economically unfeasible to duplex a 3rd floor dwelling unit; that the plight of the owner is due to unique circumstances in that the applicant could not rent the dwelling unit on the third floor without the additional living space provided by the proposed 4th story 17' x 51' addition with open deck; that the proposed addition will be constructed of materials matching the exterior of the existing 3-story building

MINUTES OF MEETING

September 20, 1996

Cal. No. 385-96-Z

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4th story 17' x 51' addition with an open deck to the 3-story brick 6-dwelling unit building on the front of the lot additionally improved with a 2-story brick coach house at the rear, whose front yard will be 14.5' instead of 15' and which addition will result in less than a 15% (867 sq.ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 901 N. Winchester 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: Esperanza Campos

CAL. NO. 386-96-S

APPEARANCES FOR:

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 2436 N. Milwaukee Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 1996.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: John DeTommaso

CAL. NO. 387-96-S

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 2125 W. Roscoe Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 1996.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: John DeTommaso

CAL. NO. 388-96-Z

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 2125 W. Roscoe Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
NOVEMBER 15, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jack Berger **CAL. NO.** 389-96-S
APPEARANCES FOR: Bernard I. Citron, Jack Berger **MAP NO.** 1-G
APPEARANCES AGAINST: Elaine Miller **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 664-70 N. Carpenter Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jack Berger, for American National Bank & Trust Co., Tr. #103539-027 and Jefferson State Bank, Tr. #1933, owner, on August 1, 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 (accessory parking) in a proposed 7-story 22 dwelling unit building, in a B4-4 Restricted Service District, on premises at 664-70 N. Carpenter Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 23, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 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 September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 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 B4-4 Restricted Service District; that the subject site is an 8,575 sq.ft. irregularly shaped lot abutting three streets; that the applicant proposes to erect a 7-story 22-condominium dwelling unit building and use the ground floor to provide indoor required parking spaces; that the proposed use is necessary for the public convenience at this location in that to provide business space for even part of the ground floor would omit parking spaces and therefore would limit the number of dwelling units; that the nature of the parking provided is so designed, located and proposed to be operated that the public health, safety and welfare will be protected; that the proposed use will not cause substantial injury to the value of other property in the area in that the proposed 7-story 22-dwelling unit building is consistent with the residential development in the area and that the ground floor interior parking garage is merely an extension of the proposed residential units; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No 389-96-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 dwelling units below the 2nd floor (accessory parking) in a proposed 7-story 22-dwelling unit building, on premises at 664-70 N. Carpenter Street, upon condition that a three foot wide green area around the perimeter of the proposed 7-story building shall be provided as shown on the site plan submitted; 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: Jack Berger **CAL. NO.** 390-96-Z
APPEARANCES FOR: Bernard I. Citron, Jack Berger **MAP NO.** 1-G
APPEARANCES AGAINST: Elaine Miller **MINUTES OF MEETING:**
September 20, 1996
PREMISES AFFECTED- 664-70 N. Carpenter Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Jack Berger, for American National Bank and Trust Co., Tr. #103539-027 and Jefferson State Bank, Tr. #1933, owner, on August 1, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 7-story 22-dwelling unit building with no required front, side or rear yards, on premises at 664-70 N. Carpenter Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 23, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 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 B4-4 Restricted Service District; that on September 20, 1996, the Board approved the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 7-story 22-dwelling unit building, at the subject site, in Cal. No. 389-96-S; that the subject site is an 8,575 sq.ft. irregularly shaped lot abutting three streets; that the applicant proposes to erect a 7-story 22 condominium dwelling unit building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed under the regulations in this district in that without the requested yard variations it would be economically unfeasible to erect the proposed 22-dwelling unit building with interior parking as designed; that the plight of the owner is due to the irregular shape of the subject site lot which necessitates the yard variations requested in order to provide adequate living space in the proposed 22-dwelling unit building; that the proposed 7-story 22-dwelling unit building will be consistent with the trend to residential development in the area and the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 390-96-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-story 22-dwelling unit building with no required front, side and rear yards, on premises at 664-70 N. Carpenter Street, upon condition that a 3 feet green space shall be provided around the perimeter of the proposed 22-dwelling unit building as indicated on the applicant's site plan; 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: Sundance Holdings, Inc.

CAL. NO. 391-96-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2247 W. St. Paul Avenue

September 20, 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: Joel Pickus **CAL. NO.** 392-96-Z
APPEARANCES FOR: Bernard I. Citron, Joel Pickus **MAP NO.** 5-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 2257-59 N. Greenview Avenue September 20, 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		

THE RESOLUTION:

WHEREAS, Joel Pckus, for John Oddo, owner, on August 15, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3 and 4-story 3-dwelling unit townhouse building, whose front yard will be 7.5' instead of 15', and with no rear yard instead of 30', on premises at 2257-59 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 14, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.9-5.."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the City Council recently rezoned the subject site from R3 General Residence to R5 General Residence specifically for the proposed residential building; that the subject site is a 25' x 130.1' lot located on the southeast corner of W. Belden Street and N. Greenview Avenue and is presently improved with a 2-story frame building on the front of the lot and a 2-story frame building on the rear of the lot; that the applicant proposes to erect a 3 and 4-story 3-dwelling unit townhouse building with ground floor parking garages; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 3 and 4-story 3-dwelling unit townhouse building at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 3 and 4-story 3-dwelling unit townhouse building requires greater land coverage and encroachment into required front and rear yards on this 25' x 130.1' lot than would a yard conforming multi-story rental apartment building; that the proposed 3-dwelling unit townhouse 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

MINUTES OF MEETING

September 20, 1996

Cal. No. 392-96-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 zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3 and 4-story 3-dwelling unit townhouse building, whose front yard will be 7.5' instead of 15' and with no rear yard instead of 30', on premises at 2257-59 N. Greenview Avenue, upon condition that only two curb cuts to the interior parking garages of two townhouse units shall be located on W. Belden Avenue and that the garage parking for the third townhouse dwelling unit shall be accessed from the public alley abutting the subject site to the east; 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: Jack Berger **CAL. NO.** 393-96-Z

APPEARANCES FOR: Bernard I. Citron, Jack Berger **MAP NO.** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 1254-58 W. Fry Street September 20, 1996

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

ACTION OF BOARD--

VARIATIONS GRANTED.

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, Jack Berger, for Jack Berger and Howard Weitzman, owner, on August 12, 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 a triangular lot, whose south front yard will be 3 ½ inches instead of 9.36 feet and whose north rear yard will be 6.79' instead of 30', on premises at 1254-58 W. Fry Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 7.7-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the City Council rezoned the subject site from C1-2 Restricted Commercial to R4 General Residence District; that the subject site is a triangular shape 2,418 sq.ft. unimproved lot located across the street from a park; that the applicant proposes to erect a 3-story 3-dwelling unit townhouse building with interior garage parking for each dwelling unit at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 3-dwelling unit townhouse building at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 3-story 3-dwelling unit townhouse building requires greater land coverage and encroachment into required yards on this triangular shaped lot than would a yard conforming multi-story rental apartment building; that the proposed 3-story 3-dwelling unit townhouse 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

MINUTES OF MEETING

September 20, 1996

Cal. No. 393-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 3-dwelling unit townhouse building on a triangular lot, whose south front yard will be 3 ½ inches instead of 9.35 feet and whose north rear yard will be 6.79' instead of 30', on premises at 1254-58 W. Fry Street, upon condition that adequate space shall be provided on site for garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: North Community Bank **CAL. NO.** 394-96-S
APPEARANCES FOR: Bernard I. Citron, Scott M. Yelvington **MAP NO.** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 3401-11 N. Western Avenue September 20, 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		

THE RESOLUTION:

WHEREAS, North Community Bank, for Metropolitan Bank & Trust Co., Tr. #2080, owner, on August 12, 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 in conjunction with a proposed banking facility, in a B4-2 Restricted Service District, on premises at 3401-11 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 9, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 September 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on September 3, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 55' x 125' lot located on the northeast corner of W. Roscoe Street and N. Western Avenue and is improved with a vacant 1 and 2-story brick building; that the applicant proposes to erect a banking facility on the subject site and to provide drive-through service in conjunction with said use; that 7 on-site parking spaces will also be provided; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service necessary in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed banking facility and drive-through to be erected using building materials and fencing materials consistent with the plans prepared by Pappageorge Haymes Ltd., dated August 20, 1996 and with the conditions and standards hereinafter set forth; that the proposed drive-through banking facility will be compatible with the existing business improvements on N. Western Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 20, 1996

Cal. No. 394-96-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 drive-through in conjunction with a proposed banking facility, on premises at 3401-11 N. Western Avenue, upon condition that the said drive-through facility and bank building shall be constructed in accordance with plans submitted by Pappageorge Haymes Ltd., dated August 20, 1996; that ingress to the drive-through portion of the facility shall be from W. Roscoe Street at the southeast portion of the site; that egress from the drive-through portion of the facility shall be from driveways at the north west corner of the site onto N. Western Avenue; that there shall be no ingress nor egress via the public alley to the north; that lighted directional signs shall be erected at the established entrance and exits; that wrought-iron fencing shall be provided; that landscaping shall be provided in accordance with the site plan submitted, dated August 20, 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: McClellan Training Education and Counseling Services, Ltd.

CAL. NO. 395-96-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING:
September 20, 1996

PREMISES AFFECTED- 7 - 13 N. Pine Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
OCTOBER 18, 1996.

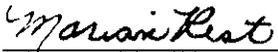
JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

MINUTES OF MEETING
September 20, 1996

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on October 18, 1996.



Secretary