

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

held in Room 569 County Building on October 18, 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
Demitri Konstantelos

MINUTES OF MEETING

October 18, 1996

Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on September 20, 1996 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

MINUTES OF MEETING

October 18, 1996

Cal. No. 42-95-S

Matthew Roddy, for Midwest Limited Partnership, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of an off-site accessory parking lot for 63 private passenger automobiles, on premises at 3826-34 W. Madison Street, to fulfill the parking requirement for 276 single-room occupancy (SRO) units and retail space to be established in an existing 14-story brick building at 6 N. Hamlin Avenue, approved by the Zoning Board of Appeals on February 17, 1995, in Cal. No. 42-95-S.

Mr. Roddy stated that the rehab of the 14-story brick building at 6 N. Hamlin Avenue is now nearing completion and the applicant wishes to move ahead on obtaining the necessary permits for the establishment of the subject parking lot at 3826-34 W. Madison Street.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits for the establishment of the off-site accessory parking lot at 3826-34 W. Madison Street be extended to February 17, 1997. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

October 18, 1996
Cal. No. 42-96-Z and
Cal. No. 44-96-Z

Gary I. Wigoda, for Urbanscape, Inc., applicant, presented a written request for a extension of time in which to commence construction of a 2-story 7-dwelling unit townhouse building, whose front yard will be 8' instead of 12', whose north side yard will be 6' and whose south side yard will be 3' instead of 13' each, and to permit seven 2-car garages to occupy 70% of the required rear yard instead of 60% maximum, on premises at 1832-44 N. Wilmot Avenue; and to permit the erection of a 2-story 7-dwelling unit townhouse building on an irregularly shaped lot, whose front yard will be 6' instead of 12', whose south side yard will be 6' instead of 13', and to permit five 2-car garages to occupy 70% or the required rear yard instead of 60% maximum, on premises at 1862-68 N. Wilmot Avenue, which applications were granted by the Zoning Board of Appeals on April 19, 1996, in Cal. Nos. 42-96-Z and 44-96-Z, respectively.

Mr. Wigoda stated that the two aforesaid properties are to be developed as stages two and three of a larger development. Stage one is currently under construction pursuant to the Board's order in Cal. No.. 43-96-Z. Parts two and three will begin in the near future, however not within the current six month approval period and therefore, the applicant is requesting an extension of the Board's orders granting the variations.

Chairman Spingola moved that the request for an extension of time be granted and the time in which to commence construction of the aforesaid townhouse buildings at 1832-44 N. Wilmot Avenue and at 1862-68 N. Wilmot Avenue be extended to April 19, 1997. The motion prevailed by yeas and nays as follows:

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

COPY

MINUTES OF MEETING

October 18, 1996
Cal. No. 42-96-Z and
Cal. No. 44-96-Z

Gary I. Wigoda, for Urbanscape, Inc., applicant, presented a written request for a extension of time in which to commence construction of a 2-story 7-dwelling unit townhouse building, whose front yard will be 8' instead of 12', whose north side yard will be 6' and whose south side yard will be 3' instead of 13' each, and to permit seven 2-car garages to occupy 70% of the required rear yard instead of 60% maximum, on premises at 1832-44 N. Wilmot Avenue; and to permit the erection of a 2-story 7-dwelling unit townhouse building on an irregularly shaped lot, whose front yard will be 6' instead of 12', whose south side yard will be 6' instead of 13', and to permit five 2-car garages to occupy 70% or the required rear yard instead of 60% maximum, on premises at 1862-68 N. Wilmot Avenue, which applications were granted by the Zoning Board of Appeals on April 19, 1996, in Cal. Nos. 42-96-Z and 44-96-Z, respectively.

Mr. Wigoda stated that the two aforesaid properties are to be developed as stages two and three of a larger development. Stage one is currently under construction pursuant to the Board's order in Cal. No.. 43-96-Z. Parts two and three will begin in the near future, however not within the current six month approval period and therefore, the applicant is requesting an extension of the Board's orders granting the variations.

Chairman Spingola moved that the request for an extension of time be granted and the time in which to commence construction of the aforesaid townhouse buildings at 1832-44 N. Wilmot Avenue and at 1862-68 N. Wilmot Avenue be extended to April 19, 1997. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 18, 1996

Cal. No. 180-96-Z

Paul Kulas, for Jerry Kulas, applicant, presented a written request for an extension of time in which to obtain necessary permits for the erection of a 3-story 3-dwelling unit building on a triangular lot, whose front yard will be 4' instead of 15' and whose rear yard will be 9' instead of 30', on premises at 4920-32 W. Belle Plaine Avenue, approved by the Zoning Board of Appeals on May 17, 1996, in Cal. No. 180-96-Z.

Mr. Kulas stated that the applicant has not been able to begin erection of the subject 3-story 3-dwelling unit building at the subject site due to his involvement in the erection of three other buildings on adjacent lots. Mr. Kulas further stated that the applicant anticipates starting the construction of the proposed 3-story 3-dwelling unit building at the subject site within the next three to six months.

Chairman Spingola moved that the request for an extension of time in order to obtain necessary permits and commence construction of the proposed 3-story 3-dwelling unit building at the subject be granted and the time extended to May 17, 1997. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Benchwarmers, Inc., d/b/a Hi-Tops Cafe **CAL. NO.** 258-96-A

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

APPEARANCES AGAINST: Steve Peck, Ken Schmetterer **MINUTES OF MEETING:**
October 18, 1996

PREMISES AFFECTED- 3551 N. Sheffield Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 20, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Spiros Graspas

CAL. NO. 259-96-A

APPEARANCES FOR:

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

October 18, 1996

PREMISES AFFECTED- 2001 W. Superior Street

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

ACTION OF BOARD--

THE VOTE

CASE DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Armando Ortiz **CAL. NO.** 263-96-A

APPEARANCES FOR: Ricardo Ortiz, Armando Ortiz **MAP NO.** 17-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996

PREMISES AFFECTED- 6924 N. Clark 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, Armando Ortiz, owner, on May 20, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2nd story 23.5' x 39' addition to an existing single-family dwelling on the rear of a lot additionally improved with a 2-story brick store and apartment building on the front of the lot, in a C1-2 Restricted Commercial District, on premises at 6924 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 9.3-1, 9.7-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 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 said use is located in a C1-2 Restricted Commercial District; that the subject site is a 27.5' x 173.5' lot improved with a single-family dwelling on the rear of the lot additionally improved with a 2-story brick store and apartment building on the front of the lot; that the appellant has lived in the existing single-family dwelling at the rear of the lot for the past 8 years; that the appellant erected a 2nd story 23.5' x 39' dormer addition to the existing single-family dwelling at the rear of the lot for additional living space to meet the needs of his family and not increasing the existing number of dwelling units at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a 2nd story 23.5' x 39' addition to an existing single-family dwelling on the rear of a lot additionally improved with a 2-story brick store and apartment building on the front of the lot, on premises at 6924 N. Clark Street, upon condition that the single-family dwelling on the rear of the lot shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Board of Education

CAL. NO. 272-96-Z

APPEARANCES FOR: Terry Diamond

MAP NO. 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 5815 S. Homan Avenue

October 18, 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, Chicago Board of Education, owner, on June 5, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 16,401 sq.ft. 1-story school annex on the southeasterly part of the Enrico Tonti School property, whose east front yard will be 3' instead of 20' for staff parking and with no midway rear yard instead of 60', on premises at 5815 S. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 5, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-2, 7.7-2, 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereby by publication in the Chicago Sun-Times on July 1, 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 170,072 sq.ft. lot and is improved with the Enrico Tonti Elementary School originally constructed in the 1930's; that the applicant proposes to erect a 16,401 sq. ft. annex containing 12 classrooms on the southeasterly part of the existing school property which will be linked to the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested it would not be possible to link the proposed annex to the existing school building and that valuable playground area would have to be used for staff parking; that the plight of the owner is due to unique circumstances in that the existing school building is severely overcrowded resulting in students bused daily to other schools outside of the Tonti School attendance area and lack of classroom space for special education, bi-lingual and other classes; that the proposed school annex will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the area; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 272-96-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 16,401 sq.ft. 1-story school annex on the southeasterly part of the Enrico Tonti School property, whose east front yard will be 3' instead of 20' for staff parking and with no midway rear yard instead of 60', on premises at 5815 S. Homan 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: Community Counseling Centers of Chicago **CAL. NO.** 373-95-A
APPEARANCES FOR: Gregory H. Furda **MAP NO.** 11-G
APPEARANCES AGAINST: John J. Pikarski, Jr. Stephen H. Malato **MINUTES OF MEETING:**
 October 18, 1996
PREMISES AFFECTED- 1447 W. Montrose Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.
ACTION OF BOARD--

CASE CONTINUED TO
 JANUARY 17, 1997.

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		

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: Dr. J.A. Robinson, Ellen Benodin, et. al.

MINUTES OF MEETING:

PREMISES AFFECTED- 7 - 13 N. Pine Avenue

September 20, 1996 and
October 18, 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, McClellan Training Education and Counseling Services, Ltd., owner, on August 15, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence for up to 57 persons who are recuperating from the effects of substance abuse in a 3-story brick building, in a B5-2 General Service District, on premises at 7-13 N. Pine 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, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1996 and October 18, 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 B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B5-2 General Service District; that the subject site is improved with a 3-story brick residential building with courtyard; that a transitional residence with 14 residents is currently operating at the subject site; that the applicant is seeking special use approval for a transitional residence for up to 57 persons at the subject site; that the said transitional residence provides treatment for persons who are recuperating from the effects of substance abuse and to help them cope in a drug and/or alcohol free environment in the community at large by providing treatment, counseling, food, shelter, transportation, education/training and employment services; that residents must be over 18 years of age; that they must be released or discharged from a drug or alcohol treatment center having been detoxified before acceptance by the subject transitional residence; that they must sign a contract and accept the 21-28 day length of stay; that no medicines or methadone treatments are provided by the applicant to its residents; that the method of treatment at the subject facility is based on the 12-Step Program; that residents are referred back from the subject facility to detoxification centers if found using drugs or alcohol on the premises; that the

MINUTES OF MEETING

October 18, 1996

Cal. No. 395-96-S

residents' days are structured which includes curfews and controlled visitation by family members; that 24-hour security is provided on site which is augmented by the residents themselves operating under peer pressure; that the said use is necessary for the public convenience at this location to provide shelter and serve the special after care needs of recently recovered substance abusers; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed transitional residence under the conditions hereinafter set forth and that the facility will comply with all applicable provisions of municipal and state ordinances governing the establishment of transitional residence facilities; that the said use, which fulfills a need in the community, is consistent with the prior use of the subject premises as an apartment building, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for up to 57 persons who are recuperating from the effects of substance abuse in a 3-story brick building, on premises at 7-13 N. Pine Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that 24 hour on-site security shall be provided on a daily basis; that men and women residents shall be housed in separate sections of the building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence for up to 57 persons who are recuperating from the effects of substance abuse, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void

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

APPLICANT: Pamela Whynott **CAL. NO.** 396-96-Z

APPEARANCES FOR: Pamela Whynott **MAP NO.** 3-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 1308 N. Greenview Avenue October 18, 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, Pamela Whynott, owner, on August 29, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two attic dormers on the south side and one attic dormer on the north side of a non-conforming 2 ½ story frame 2-dwelling unit building on the rear of the lot additionally improved with a 1-story brick single-family dwelling on the front of the lot, which dormers will be located in the required north side and rear yards, on premises at 1308 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 26, 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; 5.6, 5.7-4, 7.8-4, 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 24' x 109.9' lot improved with a non-conforming 2 ½ story frame two dwelling unit building on the rear of the lot additionally improved with a 1-story brick single-family dwelling on the front of the lot; that the applicant proposes to erect two attic dormers on the south side and one attic dormer on the north side of the existing non-conforming 2 ½ story 2-dwelling unit building which will be located in the required north side and rear yards; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide access into the attic area and to provide additional living space to meet the needs of the applicant; that the plight of the owner is due to the need to provide additional living space in the subject building originally constructed 100 years ago and which is in the process of being restored from fire and termite damage; that the proposed attic dormer additions will be within the footprint to the existing building and will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 396-96-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 two attic dormers on the south side and one attic dormer on the north side of a non-conforming 2-1/2 story frame 2-dwelling unit building on the rear of the lot additionally improved with a 1-story brick single-family dwelling on the front of the lot, which dormers will be located in the required north side and rear yards, on premises at 1308 N. Greenview 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: Stacey Romero **CAL. NO.** 397-96-Z

APPEARANCES FOR: Joseph Semerling, Stacey Romero **MAP NO.** 9-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 1910 W. Belmont Avenue October 18, 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, Stacey Romero, for American National Bank & Trust Company, Tr. #108485-05, owner, on August 30, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormering of the attic of a 2 ½ story brick and frame single-family dwelling on the rear of the lot additionally improved with a 2 ½ story brick 2-dwelling unit building on the front of the lot, which dormers will be located in the required west side and rear yards and will result in a 15% (517 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 1910 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 5.5, 7.8-4, 7.9-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 125' lot improved with a 2 ½ story brick and frame single-family dwelling on the rear of the lot additionally improved with a 2 ½ story brick two dwelling unit building on the front of the lot; that the applicant proposes to erect an attic dormer on both sides of the existing 2 ½ story coach house building at the rear of the lot which will result in a 517 sq. ft. or 15% increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed attic dormers are necessary to provide additional living space to meet the needs of the applicant who intends to live in the 2 ½ story rear coach house building; that the plight of the owner is due to unique circumstances in that the subject coach house building was constructed approximately 61 years ago and is already located in the required yard setbacks; that the proposed attic dormers will not alter the height or footprint of the existing 2 ½ story coach house building and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 397-96-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 dormering of the attic of a 2 ½ story brick and frame single-family dwelling on the rear of the lot additionally improved with a 2 ½ story brick 2-dwelling unit building on the front of the lot, which dormers will be located in the required west side and rear yards and will result in a 15% (517 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 1910 W. Belmont 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: Rev. S. T. Brown **CAL. NO.** 398-96-Z
APPEARANCES FOR: Rev. S. T. Brown **MAP NO.** 1-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED 4656 W. Superior 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, Rev. S. T. Brown, owner, on September 4, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 882 sq. ft. 1-story addition to the rear of a 1-story church building, with no east side yard instead of 3.05' and no rear yard instead of 30', on premises at 4656 W. Superior Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 21, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-4, 7.9-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 30.5' x 120.6' lot improved with a 1-story church building; that the applicant proposes to erect an 882 sq.ft. 1-story addition to the rear of the existing church building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 1-story addition is necessary to provide fellowship hall, office and classroom facilities to meet the needs of the church congregation; that the plight of the owner is due to the shallow depth of the subject site lot which necessitates the yard variations requested; that the proposed 1-story addition will follow existing building walls and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an 882 sq. ft. 1-story addition to the rear of a 1-story church building with no east side yard instead of 3.05' and no rear yard instead of 30', on premises at 4656 W. Superior 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: Ad Perkins **CAL. NO.** 399-96-Z
APPEARANCES FOR: Ira Silverstein, Ad Perkins **MAP NO.** 30-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 824 W. 122nd Street October 18, 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, Ad Perkins, for Ad Perkins and Azala Perkins, owner, on September 5, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 20' x 35' addition to a 1-story brick single-family dwelling, whose west side yard will be 1.5' and whose east side yard will be 3.5' instead of combined side yards of 7.65' and neither side yard less than 3', and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 824 W. 122nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, 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 October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 25.5' x 100' lot located on the northeast corner of W. 122nd Street and S. Green Street and is improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a 2nd story 20' x 35' addition to the existing 1-story building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition is necessary to provide additional bedroom space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the existing single-family dwelling is located within the required side yard setbacks; that the proposed 2nd story addition will follow existing building walls and will not impair an adequate supply of light and air to adjacent property to the north and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 399-96-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 20' x 35' addition to a 1-story brick single-family dwelling, whose west side yard will be 1.5' and whose east side yard will be 3.5' instead of combined side yards of 7.65' and neither side yard less than 3', and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 824 W. 122nd 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: Larry Gould **CAL. NO.** 400-96-Z
APPEARANCES FOR: Richard L. Mandel, Larry Gould **MAP NO.** 13-H
APPEARANCES AGAINST: Roy H. Anderson **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 1762-76 W. Ainslie Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS DENIED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Larry Gould, owner, on September 4, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 8-dwelling unit townhouse building, whose south front yard will be 2', with no west side yard, and whose north rear yard will be 5', instead of 6', 10', and 30', respectively, on premises at 1762-76 W. Ainslie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 28, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-5, 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 November 8, 1995, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R5 General Residence for a previous developer whose project for the site did not go forward; that the subject site is a 50' x 163.5' lot and is improved with a 2 ½ story frame residential building; that the applicant proposes to demolish the existing 2 ½ story frame residential building and erect a 3-story 8-dwelling unit townhouse building with garage parking for each unit at the subject site; that the applicant purchased the subject site property July 7, 1996 knowing he would need variations in order to erect the proposed development; that the no evidence was presented to indicate that the property in question cannot yield a reasonable return without the variations requested; that the Board finds in this case that the proposed 3-story 8-dwelling unit townhouse building is an overbuilding of the subject site and that the plight of the owner is self-created; that the proposed 8-dwelling unit townhouse building would be out of character with the existing residential improvements in the area; 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: George Alvarado

CAL. NO. 401-96-Z

APPEARANCES FOR: George Alvarado

MAP NO. 5-1

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2700 W. Francis Place

October 18, 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, George Alvarado, owner, on September 6, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 32' x 20' attic dormer to a 2-story brick and frame non-conforming store and 4-dwelling unit building, which dormer will be located in the required front and side yards and will result in a 15% (640 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 2700 W. Francis Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 5.5, 7.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 a 25' x 104' lot located on the southwest corner of N. Stave Street and W. Francis Place and is improved with a 2-story brick and frame non-conforming store and 4-dwelling unit building; that the applicant proposes to erect a 32' x 20' attic dormer to the existing 2-story non-conforming store and 4-dwelling unit building, which dormer will be located in the required front and side yards and will result in a 640 sq. ft. or 15% increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormer addition is necessary to provide additional living space for the 2nd floor dwelling unit located in the dwelling unit portion of the subject store and 4-dwelling unit building; that the plight of the owner is due to unique circumstances in that the existing non-conforming store and 4-dwelling unit building is already located in the required front and side yards which necessitates the variations requested; that the proposed dormer addition will remain within the perimeter of the existing building; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 401-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 32' x 20' attic dormer to a 2-story brick and frame non-conforming store and 4-dwelling unit building, which dormer will be located in the required front and side yards and will result in a 15% (640 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 2700 W. Francis Place, upon condition that the building at the subject site shall remain as a non-conforming store and 4 dwelling unit building and that no additional dwelling units shall be established at the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Northwestern Savings Bank

CAL. NO. 402-96-S

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2313-21 N. Western Avenue

October 18, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 20, 1996.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: 1259 North Wood Street Corporation **CAL. NO.** 403-96-S
APPEARANCES FOR: Kenneth W. Bosworth **MAP NO.** 3-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 October 18, 1996
PREMISES AFFECTED- 1279 N. Wood 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, 1259 North Wood Street Corporation, for Maywood-Proviso State Bank, Tr. #9995, owner, on September 4, 1996, filed an application for a special use under the zoning ordinance for the establishment of an off-site accessory parking lot for 18 private passenger automobiles, in an R5 General Residence District, on premises at 1279 N. Wood Street, to fulfill the parking requirement for 30 condominium dwelling units to be established in a 4-story building at 1259 N. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 26, 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 7.4-4 (2), 7.5-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 October 2, 1996, the City Council rezoned the subject site from R4 to R5 General Residence specifically for the conversion of a 4-story former commercial building located at 1259 N. Wood Street to 30 condominium dwelling units and for the establishment of an off-site accessory parking lot for 18 private passenger automobiles at the subject site; that the subject site is a 72' x 75' vacant lot and is located directly north and across a public alley from the 4-story former commercial building being converted to condominium use; that 20 parking spaces will be provided on the condominium dwelling unit site; that the proposed use is necessary for the public convenience at the subject site location to fulfill the parking requirement for 30 condominium dwelling units to be established in a 4-story building at 1259 N. Wood Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed off-site accessory parking lot is located directly north of and across a public alley from the proposed condominium dwelling unit building and that with landscaping and privacy fencing will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 403-96-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 18 private passenger automobiles, on premises at 1279 N. Wood Street, to fulfill the parking requirement for 30 condominium dwelling units to be established in a 4-story building at 1259 N. Wood Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a minimum 8.64 feet landscaped front yard along Wood Street shall be provided; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 6 feet high solid wood fence shall be provided along the east property line to screen the parking lot from adjacent residential property and that wrought iron fencing shall be provided the north, west and south property lines, excepting the driveway; that striping shall be provided; that lighting shall be provided directed away from residential property to the east; that ingress and egress shall be via the public alley abutting the site to the south provided a waiver of the alley barrier requirement is obtained from the City Council; that landscaping shall be provided consistent with the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5; and be it further

RESOLVED, that in the event the applicant obtains the last 24' x 72' lot abutting the subject site to the north as recommended by the Board, then the subject site parking lot may be expanded voluntarily by the additional lot without the need for any amendment to the special use granted herein.

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

APPLICANT: Jakub Kosiba **CAL. NO.** 404-96-S

APPEARANCES FOR: John J. Pikarski, Jr., Jakub Kosiba **MAP NO.** 3-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 2054 W. Division Street October 18, 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, Jakub Kosiba, for Jakub Kosiba and Christine Kosiba, owner, on August 27, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the ground floor in a proposed 3-story 3-dwelling unit building, in a B4-2 Restricted Service District, on premises at 2054 W. Division Street; 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 8.3-4A (1), 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 October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 25' x 120' unimproved lot; that the applicant proposes to establish a dwelling unit on the ground floor of a proposed 3-story 3-dwelling unit building 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 as indicated by vacant lots and storefronts and there is a growing demand for residential improvements in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed 3-story 3-dwelling unit building which provides adequate on-site parking spaces at the rear of the proposed building; that the proposed 3-story building will be compatible with the existing mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit on the ground floor in a proposed 3-story 3-dwelling unit building, on premises at 2054 W. Division 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: Jakub Kosiba **CAL. NO.** 405-96-Z

APPEARANCES FOR: John J. Pikarski, Jr., Jakub Kosiba **MAP NO.** 3-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996

PREMISES AFFECTED- 2054 W. Division 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, Jakub Kosiba, for Jakub Kosiba and Christine Kosiba, owner, on August 27, 1996, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 3-dwelling unit building, whose front yard will be 5' instead of 14.4' and whose east side yard will be 2' instead of 2.5', on premises at 2054 W. Division Street; 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 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 October 18, 1996 after due notice by publication in the Chicago Sun-Times on October 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on October 18, 1996, the Zoning Board of Appeals approved the establishment of a dwelling unit on the ground floor in a proposed 3-story 3-dwelling unit building at the subject site, in Cal. No. 404-96-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to erect the 3-story 3-dwelling unit building as designed to make the project economically feasible; that the plight of the owner is due to the shallow width and depth of the subject lot; that the proposed 3-story 3-dwelling unit building is compatible with the existing mixed residential and business improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 405-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 3-dwelling unit building, whose front yard will be 5' instead of 14.4' and whose east side yard will be 2' instead of 2.5', on premises at 2054 W. Division 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: Leo Oliver Mohan **CAL. NO.** 406-96-S

APPEARANCES FOR: John J. Pikarski, Jr., Leo Oliver Mohan **MAP NO.** 15-M

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996

PREMISES AFFECTED- 6086 and 6090 N. Elston 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, Leo Oliver Mohan, for LaSalle National Trust, Tr. #118006, owner, on September 11, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor in two proposed 2-story 2-dwelling unit buildings, in a B4-2 Restricted Service District, on premises at 6086 and 6090 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 6, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, Sections 8.4-4 (3), 8.7-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 2, 1996, the City Council rezoned the subject site from R3 General Residence to B4-2 Restricted Service specifically for the proposed residential buildings; that the subject site consists of two irregular shaped zoning lots measuring 3,476 sq. ft. (6086) and 3,511 sq. ft. (6090) and are presently unimproved; that the applicant seeks to establish dwelling units on the ground floor in two proposed 2-story 2-dwelling unit buildings at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in the area and a growing demand for residential improvements; that the public health, safety and welfare will be adequately protected in the design and location of the proposed two 2-story 2-dwelling unit buildings which provides interior garage parking spaces; that the two proposed 2-dwelling unit buildings will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 406-96-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 on the ground floor in two proposed 2-story 2-dwelling unit buildings, on premises at 6086 and 6090 N. Elston Avenue, upon condition that at no time shall there be more than 2 dwelling units in each building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Leo Oliver Mohan **CAL. NO.** 407-96-Z
APPEARANCES FOR: John J. Pikarski, Jr., Leo Oliver Mohan **MAP NO.** 15-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 6086 N. Elston Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Leo Oliver Mohan, for LaSalle National Trust, Tr. #118006, owner, on September 11, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story 2-dwelling unit building, whose front yard will be 7.5' instead of 11.88', on premises at 6086 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 6, 1996, reads:
 "Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4 (3), 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an irregularly shaped 36' x 93'+ unimproved lot; that on October 18, 1996, the Zoning Board of Appeals approved the establishment of a dwelling unit on the ground floor of the proposed 2-story 2-dwelling unit building at the subject site, in Cal.No. 406-96-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variation is necessary to erect the 2-story 2-dwelling unit building as designed to make the project economically feasible; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed 2-story 2-dwelling unit building will be compatible with the predominantly residential character of 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 2-story 2-dwelling unit building, whose front yard will be 7.5' instead of 11.88', on premises at 6086 N. Elston Avenue, upon condition that the use of the building shall at all times be limited to no more than two dwelling units; 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: Leo Oliver Mohan **CAL. NO.** 408-96-Z
APPEARANCES FOR: John J. Pikarski, Jr., Leo Oliver Mohan **MAP NO.** 15-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 October 18, 1996
PREMISES AFFECTED- 6090 N. Elston 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, Leo Oliver Mohan, for LaSalle National Trust, Tr. #118006, owner, on September 11, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story 2-dwelling unit building, whose front yard will be 7.5' instead of 11.21' and whose rear yard will be 24.17' instead of 30', on premises at 6090 N. Elston Avenue: and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 6, 1996, reads:
 "Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4 (3), 8.7-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an irregularly shaped 39' x 86'+ unimproved lot; that on October 18, 1996, the Zoning Board of Appeals approved the establishment of a dwelling unit on the ground floor of the proposed 2-story 2-dwelling unit building at the subject site, in Cal. No. 406-96-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to erect the 2-story 2-dwelling unit building as designed to make the project economically feasible; that the plight of the owner is due to the shallow depth of the subject lot; that the proposed 2-story 2-dwelling unit building will be compatible with the predominantly residential character of the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 408-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 2-dwelling unit building, whose front yard will be 7.5' instead of 11.21' and whose rear yard will be 24.17' instead of 30', on premises at 6090 N. Elston Avenue, upon condition that the use of the building shall at all times be limited to no more than two dwelling units; 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: Dennis O'Donnell **CAL. NO.** 409-96-S
APPEARANCES FOR: William Tarsa, Dennis O'Donnell **MAP NO.** 12-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 5403 S. Moody 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, Dennis O'Donnell, owner, on August 28, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the extension of the ground floor dwelling unit of a brick 2-story with attic 2-dwelling unit building by the erection of a 3-story 21' x 23.5' addition to the rear, in a B4-1 Restricted Service District, on premises at 5403 S. Moody Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 13, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-4, 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 October 3, 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 55' x 83.93' lot located on the southeast corner of W. 54th Street and S. Moody Avenue and is improved with a brick 2-story with attic 2-dwelling unit building; that the applicant proposes to extend the existing ground floor dwelling unit by the erection of a 3-story 21' x 23.5' addition to the rear of the existing 2-story building; that the proposed use is necessary in order to provide additional living space in the applicant's dwelling unit and in the first floor dwelling unit; that the proposed addition will be constructed in accordance with applicable building code regulations to insure that the public health, safety and welfare will be adequately protected; that the proposed addition will not impair an adequate supply of light and air to adjacent property to the east nor cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 409-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the extension of the ground floor dwelling unit of a brick 2-story with attic 2-dwelling unit building by the erection of a 3-story 21' x 23.5' addition to the rear, on premises at 5403 S. Moody Avenue, upon condition that the building is brought into compliance with applicable building code regulations with plans and permits obtained indicating such compliance: that the use of the building shall at all times be limited to no more than two dwelling units; 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: Dennis O'Donnell **CAL. NO.** 410-96-Z
APPEARANCES FOR: William Tarsa, Dennis O'Donnell **MAP NO.** 12-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 5403 S. Moody 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, Dennis O'Donnell, owner, on August 8, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 3-story 21' x 23.5' addition to the rear of a brick 2-story with attic 2-dwelling unit building, whose rear yard will be 3.5' instead of 30', on premises at 5403 S. Moody Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 13, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-4, 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 October 18, 1996 after due notice thereof by publication in the Chicago Sun Times on October 3, 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 on October 18, 1996, the Zoning Board of Appeals approved the extension of the ground floor dwelling unit of a brick 2-story with attic 2-dwelling unit building at the subject site by the erection of a 3-story 21' x 23.5' addition to the rear, in Cal. No. 409-96-S; that the property in question cannot yield a reasonable return nor be put to reasonable use is permitted to be used only under the conditions allowed by the regulations in this district in that the rear yard variation requested is necessary to repair and enclose a dilapidated rear 2-story porch which will increase the living space of the two existing dwelling units; that the plight of the owner is due to the applicant's need to repair the existing rear 2-story porch which is presently located within the required rear yard; that the proposed addition will be compatible with existing residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 410-96-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-story 21' x 23.5' addition to the rear of a brick 2-story with attic 2-dwelling unit building, whose rear yard will be 3.5' instead of 30', on premises at 5403 S. Moody Avenue, upon condition that the use of the building shall at all times be limited to no more than two dwelling units; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Supera & Richard Zisook

CAL. NO. 411-96-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 1996

PREMISES AFFECTED- 1600-14 N. LaSalle 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, Michael Supera & Richard Zisook, for LaSalle National Bank & Trust Co., Tr. #120054, owner, on September 5, 1996, filed an application for the special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot (non-accessory) for 50 private passenger automobiles, in a B2-3 Restricted Retail District, on premises at 1600-14 N. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 3, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 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 October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 3, 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 proposed use is to be located in a B2-3 Restricted Retail District; that the subject site is a 102.75' x 141' lot currently in use as a parking lot; that the applicant proposes to establish a public fee parking lot for 50 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location in that this is a high density area with a need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that an attendant will be on duty between the hours of 6 A.M. and 10 P.M., Sunday through Thursday and 6 A.M. and 12 A.M. Friday and Saturday; that the establishment of a public fee parking lot at the site as an interim use of the site 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 public fee parking lot (non-accessory) for 50 private passenger automobiles, on premises at 1600-14 N. LaSalle Street, upon condition that the following standards shall be complied with: that the lot shall

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be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting driveways, with wrought-iron fencing; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential properties; that ingress shall be from a driveway located on N. LaSalle Street and a driveway on the southeast corner of the site; that egress shall be onto W. North Avenue from a driveway located at the southwest corner of the site; that the driveways shall be constructed in accordance with applicable ordinances; that a parking attendant shall be on duty during the hours between 6 A.M. and 10 P.M. Sunday through Thursday and 6 A.M. and 12 A.M. Friday and Saturday; that landscaping shall be provided as illustrated on the applicant's site plan prepared by Allright Planning, Inc., dated August 21, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Freddie Lard

CAL. NO. 412-96-A

APPEARANCES FOR: Freddie Lard

MAP NO. 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 1996

PREMISES AFFECTED- 400 S. Kostner 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, Freddie Lard, for Al & Alma Garner, owner, on August 20, 1996, filed and subsequently amended an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of grocery and deli in a 2-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 400 S. Kostner Avenue; 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 7.3-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the subject non-conforming store has been previously occupied as a food and liquor store which use ceased operation in 1995; that the appelland seeks to establish a grocery and deli store only at the subject site; that the change of use from a food and liquor store to a grocery and deli store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery and deli in a 2-story brick non-conforming store and apartment building, on premises at 400 S. Kostner Avenue, upon condition that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Andrew J. Kowalkowski **CAL. NO.** 413-96-A
APPEARANCES FOR: Andrew J. Kowalkowski **MAP NO.** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 October 18, 1996
PREMISES AFFECTED- 1805 W. Cornelia 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, Andrew J. Kowalkowski, owner, on August 23, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 2-story 16' x 32' addition to the front of a 2-story frame non-conforming single-family dwelling on the rear of the lot, in an M1-2 Restricted Manufacturing District, on premises at 1805 W. Cornelia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 10.3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 25' x 124'+ lot improved with a 2-story frame non-conforming single-family dwelling located on the rear of the lot; that the appellant seeks to erect a 2-story 16' x 32' addition to the front of the existing single-family dwelling for the purpose of providing additional living space; that the existing 2-story single-family dwelling was originally constructed approximately 85 to 90 years ago; that although the district in which the subject site is located is zoned Manufacturing, the immediate area is predominantly residential in character; that although the subject site's manufacturing zoning renders the residential building non-conforming, such residential buildings are exempted from the amortization provisions of Article 6 of the zoning ordinance; that the subject building and the proposed addition thereto is well below the permitted floor area ratio for the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

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 a 2-story 16' x 32' addition to the front of a 2-story frame non-conforming single-family dwelling on the rear of the lot, on premises at 1805 W. Cornelia Avenue, upon condition that

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proposed 2-story addition shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; that there shall be no open or enclosed parking area on the balance of the lot in front of the building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jose A. Ovalle

CAL. NO. 414-96-A

APPEARANCES FOR: Jose A. Ovalle

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 1996

PREMISES AFFECTED- 2401 S. Christiana 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, Jose A. Ovalle, for Manuel Contreras, owner, on August 23, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 2-story brick non-conforming store and apartment building, in an R4 General Residence District, on premises at 2401 S. Christiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 7.3-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the applicant seeks to establish a grocery store in the store premises at the subject site; that testimony presented indicates that the subject non-conforming store was previously occupied by a grocery store which ceased operation three years ago; that under Section 6.4-5 of the zoning ordinance a building, structure or portion thereof, all of substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the establishment of a grocery store in the non-conforming store at the subject site; it is therefore

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

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

APPLICANT: Mary Deck **CAL. NO.** 415-96-A
APPEARANCES FOR: Mary Deck **MAP NO.** 8-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 3434 S. Wood 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, Mary Deck, owner, on August 30, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store into a dwelling unit in a 2-story brick store and one dwelling unit building, in an R3 General Residence District, on premises at 3434 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 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 brick non-conforming store and one dwelling unit building; that the appellant seeks to convert the non-conforming store at the subject site to a dwelling unit; that the Board finds that the change of use from a non-conforming store to a conforming dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the Zoning Administrator is authorized to permit the conversion of a non-conforming store into a dwelling unit in a 2-story brick store and one dwelling unit building for a total of two dwelling units, on premises at 3434 S. Wood 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 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: Freddie L. Morris **CAL. NO.** 416-96-A

APPEARANCES FOR: Freddie L. Morris, Alderman Virgil E. Jones **MAP NO.** 14-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996

PREMISES AFFECTED- 6204 S. Wolcott Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Freddie L. Morris, owner, on August 30, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a school supply store in a 1-story frame non-conforming store building located on the front of a lot additionally improved with a single-family dwelling on the rear of the lot, in an R3 General Residence District, on premises at 6204 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 20, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story frame non-conforming store building on the front of the lot additionally improved with a single-family dwelling on the rear of the lot; that the appellant resides in the single-family dwelling at the rear of the subject site; that the appellant's principal business operation at the subject non-conforming store building is a locksmith business, a B2 use; that the appellant is seeking to add the sale of school supplies, a B1 use, to his present business operation; that testimony presented indicates that school supplies have been sold at the premises since 1977; that the sale of school supplies is a seasonal operation taking place primarily during the school year; that the existing locksmith business will continue to be the principal business activity at the subject site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 416-96-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of school supplies in a 1-store frame non-conforming store building located on the front of a lot additionally improved with a single-family dwelling on the rear of the lot, on premises at 6204 S. Wolcott Avenue, upon condition that the hours of operation of the school supply business shall be limited to the hours between 7 A.M. and 4 P.M., Monday through Friday; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Thelma B. Williams **CAL. NO.** 417-96-A
APPEARANCES FOR: Thelma B. Williams **MAP NO.** 24-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 1806 W. 103rd Street
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
		X

THE RESOLUTION:

WHEREAS, Thelma B. Williams, owner, on August 27, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 3-story brick store building, in a B2-1 Restricted Retail District, on premises at 1806 W. 103rd Street; 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 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 3-story brick multi-store building; that the appellant seeks to establish a beauty shop in the vacant store premises at the subject site; that under a recent amendment to the zoning ordinance a beauty shop is first permitted in a B4 Restricted Service District; that testimony presented indicates that a beauty shop was located in the subject store premises at the time the applicant purchased the building in 1989 and that the former beauty shop ceased operation three years ago; that under Section 6.4-5 of the zoning ordinance, a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Kelli Howard **CAL. NO.** 418-96-A
APPEARANCES FOR: Kelli Howard **MAP NO.** 14-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 5714 S. Damen 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, Kelli Howard, for Aaron Royster, owner, on August 30, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hair salon in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 5714 S. Damen Avenue; and

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

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 brick non-conforming store and apartment building; that testimony presented indicates that the subject store premises was previously occupied by a beauty salon which ceased operation in 1989 due to a foreclosure on the property; that the present owner has spent the intervening time renovating the subject building for business use; that there has been no intent by the building's owner to abandon the use of the non-conforming store premises for business uses; that the proposed hair salon business is a proper substitution of non-conforming 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hair salon in a 2-story brick non-conforming store and apartment building, on premises at 5714 S. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 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: William R. Drzyzga

CAL. NO. 419-96-A

APPEARANCES FOR: William R. Drzyzga

MAP NO. 6-I

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 1996

PREMISES AFFECTED- 2428 W. 24th Place

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, William R. Drzyzga, owner, on August 26, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of the front 2-story brick 2-dwelling unit building to a 3-dwelling unit building with the erection of a 20.67' x 32.19' 3rd story addition and the restoration of the rear 2-story brick 2-dwelling unit building, in an R4 General Residence District, on premises at 2428 W. 24th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 6.4-4."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an 8,928 sq. ft. lot improved with a 2-story brick 2-dwelling unit building on the front of the lot and a 2-story brick 2-dwelling units building at the rear of the lot; that the appellant seeks to convert the existing 2-story 2-dwelling unit building on the front of the lot to a 3-dwelling unit building with the erection of a proposed 20.67' x 32.19' 3rd story addition and the restoration of the rear 2-story 2-dwelling unit building; that the subject site contains ample lot area for the proposed 5-dwelling units and contains enough yard area for 5 parking spaces; that the Sanborn Map indicates that two 2-dwelling unit buildings at the subject site were probably originally constructed prior to the adoption of the 1923 zoning ordinance; that the building on the rear of the lot, which is partially destroyed by fire damage, creates a non-conforming use due to two buildings being located on a zoning lot and being in the required rear yard; that the appellant has a right to convert the front 2-story 2-dwelling unit building to 3 dwelling units and to erect the proposed 3rd story addition and to renovate the rear 2-story 2-dwelling unit building provided the buildings are brought into 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

October 18, 1996

Cal. No. 419-96-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of the front 2-story brick 2-dwelling unit building to a 3-dwelling unit building with the erection of a 20.67' x 32.19' 3rd story addition and the restoration of the rear 2-story brick 2-dwelling unit building, on premises at 2428 W. 24th Place, upon condition that the buildings at the subject site shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that 5 off-street parking spaces shall be provided on the lot; 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: Rodia Brown **CAL. NO.** 420-96-A
APPEARANCES FOR: Rodia Brown **MAP NO.** 10-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 4451 S. Wabash 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, Rodia Brown, for Bethel A.M.E. Church, owner, on September 6, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hand car wash on the ground floor of a 2-story brick garage and apartment building on the rear of a lot additionally improved with a 1-story brick former automobile service station building, which zoning lot is located partly in a C1-2 Restricted Commercial District and partly in an R4 General Residence District, on premises at 4451 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 6, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.1(2), 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

WHEREAS, the district maps show that the premises is located partly in a C1-2 Restricted Commercial District and partly 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 to be located partly in a C1-2 Restricted Commercial District and partly in an R4 General Residence District; that the subject site is a 163' x 230' zoning lot improved with a 2-story brick garage and apartment building on the rear of the lot additionally improved with a 1-story brick former automobile service station building; that the appellant is presently operating a hand car wash on the ground floor of the 2-story brick garage and apartment building at the rear of the lot; that testimony presented indicates that a hand car wash has been operated at the subject site since 1983 and prior to the purchase of the subject property by the present owner, Bethel A.M. E. Church; that the more restrictive conditions of the R4 General Residence zoning and licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 420-96-A

RESOLVED, that the appeal be and it hereby is approved and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hand car wash on the ground floor of a 2-story brick garage and apartment building on the rear of a lot additionally improved with a 1-story brick former automobile service station building, on premises at 4451 S. Wabash Avenue, upon condition that the Bethel A.M. E. Church, owner of the subject property, shall have the deteriorated former automobile service station building removed; 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: Cuyler Covenant Church **CAL. NO.** 421-96-Z
APPEARANCES FOR: Mary Ann Estacion **MAP NO.** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 3913 N. Marshfield 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, Cuyler Covenant Church, owner, on September 11, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 20.42' x 32.75' 2-story with high basement single-family dwelling on an existing foundation, whose front yard will be 10.6' instead of 19.3' and whose north side yard will be 0.8' and whose south side yard will be 2.8' instead of 5.45' each, on premises at 3913 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 20, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-3, 7.8-3."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 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 a 24' x 120' lot improved with the foundation of a previous residential building destroyed by fire; that the applicant proposes to erect a 20.42' x 32.75' two-story with high basement single-family dwelling on the existing foundation 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 variations requested are necessary to allow the construction of the proposed 2-story with high basement single-family dwelling on the existing foundation; that the plight of the owner is due to the necessity of using the existing foundation at the site for the new single-family dwelling; that the proposed single-family dwelling will be similar to the single-family dwelling formerly located at the subject site and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 18, 1996

Cal. No. 421-96-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 20.42' x 32.65' two-story with high basement single-family dwelling on an existing foundation, whose front yard will be 10.6' instead of 19.3' and whose north side yard will be 0.8' and whose south side yard will be 2.8' instead of 5.45' each, on premises at 3913 N. Marshfield 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: Jettie & Roosevelt Green **CAL. NO.** 422-96-A
APPEARANCES FOR: Roosevelt Green **MAP NO.** 16-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 6729 S. Hermitage 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, Jettie & Roosevelt Green, owner, on September 11, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 1-story brick non-conforming store building, in an R3 General Residence District, on premises at 6729 S. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, Section 7.3-3

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 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 side is improved with a 1-story brick non-conforming store building; that the appellant seeks to establish a grocery store in the subject non-conforming store building; that testimony presented indicates that the subject store premises was previously occupied by a grocery store operated by the appellant's mother and ceased operation upon her death in 1993; that during the interim period the appellant has been preparing to reopen the grocery store; that there has been no intent to abandon the property as a business use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a 1-story brick non-conforming store building, on premises at 6729 S. Hermitage Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., Monday through Saturday and from 9 A.M. to 6 P.M. Sunday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Laverne Alexander

CAL. NO. 423-96-A

APPEARANCES FOR: Laverne Alexander

MAP NO. 14-F

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 1996

PREMISES AFFECTED- 5530 S. LaSalle 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, Laverne Alexander, owner, on September 12, 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 3-dwelling units, in an R3 General Residence District, on premises at 5530 S. LaSalle 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story frame residential building; that evidence presented indicates that the 2-story frame residential building has been occupied as three dwelling units since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units provided the building is brought into 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story frame building as 3 dwelling units, on premises at 5530 S. LaSalle 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 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: Nelson Perez **CAL. NO.** 424-96-A
APPEARANCES FOR: John J. Pikarski, Jr., Nelson Perez **MAP NO.** 4-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
October 18, 1996
PREMISES AFFECTED- 1814 S. Throop 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, Nelson Perez, owner, on September 11, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming funeral parlor into 2 dwelling units in a 2-story brick funeral parlor and 4-dwelling unit building, in an R4 General Residence District, on premises at 1814 S. Throop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 20, 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 7.5-4, 7.12-2 (9)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick non-conforming funeral parlor and 4-dwelling unit building with 2 on-site pre-existing parking spaces; that the appellant proposes to convert the non-conforming funeral parlor portion of the existing 3-story brick building into two dwelling units; that the change of use from a non-conforming funeral parlor to conforming dwelling units is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a non-conforming funeral parlor into 2 dwelling units in a 2-story brick funeral parlor and 4-dwelling unit building with no additional off-street parking required, on premises at 1814 S. Throop 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 applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Boleslaw Potoczak

CAL. NO. 425-96-Z

APPEARANCES FOR:

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
October 18, 1996

PREMISES AFFECTED- 4858 S. Spingfield Avenue

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
DECEMBER 20, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

October 18, 1996

Member Konstantelos moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on November 15, 1996.

Marian Rest

Secretary