

MINUTES OF MEETING

January 19, 1996

Cal. No. 1-96-S

COPY

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 division of a zoning lot consisting of two lots of record (Lots 21 and 22) in order to erect a 1-story single-family dwelling on each lot, with Lot 21 having 4,676 sq.ft. and Lot 22 having 4,898 sq.ft. instead of the required 5,000 sq.ft. each, on premises at 3913-15 N. Ottawa 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: Tabernacle #1 God's Church of Holiness in Christ **CAL. NO.** 2-96-Z

APPEARANCES FOR: Valarie M. Lindsey **MAP NO.** 26-G

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 19, 1996

PREMISES AFFECTED- 1133-51 W. 103rd Street

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Tabernacle #1 God's Church of Holiness in Christ, owner, on December 4, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 32' x 52' x 19.67' high accessory garage at the southeast corner of the lot whose east side yard will be 3 feet instead of 12 feet required, on premises at 1133-51 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.8-3(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 196.88' x 126' lot improved with a 1-story brick church building and paved parking area; that on May 19, 1995, the Board sustained an appeal permitting the applicant church to park its truck and mini-van on the church's parking lot, at the subject site, in Cal. No. 132-95-A; that the applicant proposes to erect a 32' x 52' x 19.67' high accessory garage at the southeast corner of the subject lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to allow the applicant church to park their truck and mini-van in a garage and that without the requested variation the proposed garage would encroach into the church's parking lot; that the plight of the owner is due to the need to enclose the church's vehicles in a garage building; that the proposed accessory garage will be located near the alley and will not impair an adequate supply of light and air to adjacent property and that the variation, if granted, will not alter the essential character of the locality; it is therefore

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 2-96-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 32' x 52' x 19.67' high accessory garage at the southeast corner of the lot whose east side yard will be 3 feet instead of 12 feet required, on premises at 1133-51 W. 103rd 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: David Tessler **CAL. NO.** 3-96-Z

APPEARANCES FOR: Daniel L. Houlihan, David Tessler **MAP NO.** 15-J

APPEARANCES AGAINST: **MINUTES OF MEETING:**

January 19, 1996

PREMISES AFFECTED- 3600 W. Glenlake 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		

COPY

THE RESOLUTION:

WHEREAS, David Tessler, owner, on December 1, 1995, 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 addition and a 2-story addition to the north side of a 1-story brick single-family dwelling, whose west rear yard will be 20.5' instead of 30', and which additions will result in a maximum floor area ratio of 0.65 instead of 0.50 permitted, on premises at 3600 W. Glenlake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-2, 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 January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an 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 65' x 128.05' corner lot located at the intersection of W. Glenlake and N. Central Park Avenues and is improved with a 1-story brick single-family dwelling with attached garage; that the applicant proposes to erect a 2nd story addition and a 2-story addition to the north side of the existing 1-story brick single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additional living space, consisting of two additional bedrooms and increased kitchen and dining room 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 configuration of the existing single-family dwelling on the subject lot does not lend itself to additions other than as designed and laid out by the architect; that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will follow existing building walls and will be compatible with existing residential improvements in the block, many of which do not comply with the yard requirements of the zoning ordinance; it is therefore

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 3-96-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 and a 2-story addition to the north side of a 1-story brick single-family dwelling, whose west rear yard will be 20.5' instead of 30', and which additions will result in a maximum floor area ratio of 0.65 instead of 0.50 permitted, on premises at 3600 W. Glenlake Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: North Mayfair Development Corp. **CAL. NO.** 4-96-Z
APPEARANCES FOR: Paul A. Kolpak **MAP NO.** 11-K
APPEARANCES AGAINST: **MINUTES OF MEETING:**
 January 19, 1996
PREMISES AFFECTED- 4710 N. Elston Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, North Mayfair Development Corp., for Parkway Bank & Trust Co., Tr. #10859, owner, on November 8, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 18-dwelling unit condominium building on an irregularly shaped lot, whose front yard will be 13.83' instead of 15', whose north side yard will be 5.33' instead of 20' and whose south side yard will be 8.5' instead of 20', on premises at 4710 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.9-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an 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 irregularly shaped unimproved 27,226 sq.ft. lot; that the applicant proposes to erect a 3-story 18-dwelling unit condominium building, including on-site parking and loading space, at the subject site; that the subject residential development is one of 12 sites which comprise a master redevelopment plan for the city's North Mayfair community which centers around the intersection of Lawrence and Elston Avenues; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front and side yard variations requested are necessary to construct the proposed 3-story 18-dwelling unit condominium building as designed; that the plight of the owner is due to the irregular configuration of the subject site lot; that the proposed 18-dwelling unit building is compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 4-96-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 18-dwelling unit condominium building on an irregularly shaped lot, whose front yard will be 13.83' instead of 15', whose north side yard will be 5.33' instead of 20' and whose south side yard will be 8.5' instead of 20', on premises at 4710 N. Elston Avenue, upon condition that adequate space shall be provided on-site for garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert and Sandra Collins **CAL. NO.** 5-96-Z
APPEARANCES FOR: Robert Collins **MAP NO.** 9-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 19, 1996
PREMISES AFFECTED- 2221 W. Roscoe Street
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		X
X		
X		

THE RESOLUTION:

WHEREAS, Robert and Sandra Collins, owner, on November 17, 1995, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the dormering of the roofs of the front 3-story frame 2-dwelling unit building and the rear 2-story frame single-family residence, which front building encroaches into the required front and west side yards and which rear building is located entirely within the required rear yard, on premises at 2221 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 25, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.9-4, 8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication on January 2, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and argument of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a pre-existing non-conforming 3-story frame 2-dwelling unit building on the front of the lot and a non-conforming 2-story single-family residence on the rear of the lot; that on July 21, 1989 the Board granted variations to the applicants permitting the dormering of the roofs of the front 3-story frame 2-dwelling unit building and the rear 2-story frame single-family residence, which front building encroaches into the required front and west side yards and which rear building is located entirely within the required rear yard; at the subject site; that the testimony in Cal. No. 170-89-Z is hereby made part of the record in this case; that the applicant was not able to go forward with the construction of the proposed roof dormers due to lack of funds and is now seeking the variations requested in order to duplex the existing 2-dwelling unit building on the front of the lot and the rear 2-story single-family residence in order to provide additional living space; 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 dormered roofs are necessary to provide additional living space for each duplexed dwelling unit; that the plight of the owner is due to the residential structures

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Cal. No. 5-96-Z

COPY

being pre-existing non-conforming uses; that the dormering of the roofs of the structures will not impair an adequate supply of light and air to abutting properties; that the dormering of each of the roofs of the subject buildings will not change the overall heights of the structures and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the roofs of the front 3-story frame 2-dwelling unit building and the rear 2-story frame single-family residence, which front building encroaches into the required front and west side yards and which rear building is located entirely within the required rear yard, on premises at 2221 W. Roscoe 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: Perry B. Miller

CAL. NO. 6-96-Z

APPEARANCES FOR: Ira I. Silverstein, Perry B. Miller

MAP NO. 19-1

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3121 W. Chase Avenue

January 19, 1996

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Perry B. Miller, owner, on December 8, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story and 2nd story addition to the rear of a 1 and 2-story brick single-family dwelling, whose combined side yards will be 7.2 feet instead of 9 feet and whose maximum floor area ratio will be 0.65 instead of 0.50 permitted, on premises at 3121 W. Chase Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-2, 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 January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 124.6' lot improved with a 1 and 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 2-story 12' x 8' addition and a 15' x 22' second floor addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additional living space consisting of bedrooms, bathroom and expanded kitchen to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the applicant is of the Orthodox Jewish faith which necessitates that applicant and his family reside at the subject site which is in close proximity to a synagogue which reflects their faith; that the proposed additions will follow existing building walls 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

January 19, 1996

Cal. No. 6-96-Z

COPY

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story and 2nd story addition to the rear of a 1 and 2-story brick single-family dwelling, whose combined side yards will be 7.2 feet instead of 9 feet and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 3121 W. Chase 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: Anthony G. Loukas **CAL. NO.** 8-96-Z
APPEARANCES FOR: John J. Pikarski, Jr., Anthony G. Loukas **MAP NO.** 7-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 19, 1996
PREMISES AFFECTED- 3131 N. Clifton Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Anthony G. Loukas, for Anthony G. Loukas and Georgia K. Loukas, owner, on December 7, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of 4th dwelling unit in the basement of a 3-story brick 3-dwelling unit building on the front of the lot and the dormering of the attic of a 2 ½ story frame single-family dwelling on the rear of the lot, whose lot area is 4,471 sq.ft. instead of 4,500 sq.ft. required, with 4 parking spaces instead of 5, and which dormer will be located in the required rear yard with a south side yard of 1.8' instead of 3.6' and will result in a 4% (270 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 3131 N. Clifton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 29, 1995 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 7.6-5, 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 January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an 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 36' x 124.21' lot improved with a 3-story brick 3-dwelling unit building on the front of the lot and a 2 ½ story frame single-family dwelling on the rear of the lot all in need of extensive renovation; that the applicant proposes to completely renovate the rear 2 ½ story frame dwelling by providing a new masonry bearing wall foundation, by adding ground level parking within the building for 3 cars, and by dormering the attic for an additional bathroom; that a 4th parking space pad will be installed on the outside of the building; that the over-all renovation costs for the premises are estimated at \$250,000 and that in order to make the project economically feasible, the applicant seeks to add an additional dwelling unit in the basement of the front building and to sell the units as condominiums; 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 the renovation costs would prove

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 8-96-Z

economically unfeasible; that the plight of the owner is due to the configuration of the existing residential buildings on the lot and that the lot is 29 sq.ft. short of the required 4,500 sq.ft.; that the variations, if granted, will not alter the essential character of the locality in that the proposed use which will provide 4 on-site parking spaces where now none exist, will be compatible with existing residential properties in this block, many of which have coach house structures on the rear of the lot and which do not conform with the yard or parking requirements of the zoning ordinance; 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 establishment of a 4th dwelling unit in the basement of a 3-story brick 3-dwelling unit building on the front of the lot and the dormering of the attic of a 2 ½ story frame single-family dwelling on the rear of the lot, whose lot area is 4,471 sq.ft. instead of 4,500 sq.ft. required, with 4 parking spaces instead of 5, and which dormering will be located in the required rear yard with a south side yard of 1.8' instead of 3.6' and will result in a 4% (270 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 3131 N. Clifton 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: Halina Neiwolik

APPEARANCES FOR: John J. Pikarski, Jr., Halina Neiwolik

APPEARANCES AGAINST:

PREMISES AFFECTED- 2700-08 N. Austin Avenue

SUBJECT- Application for the approval of a special use.

CAL. NO. 9-96-S

MAP NO. 7-M

MINUTES OF MEETING:
January 19, 1996

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Halina Neiwolik, for Alexander Berger and Ella Berger, owner, on November 21, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a coin operated launderette in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 2700-08 N. Austin Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in a 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 on October 2, 1995, the City Council rezoned the subject site from R3 General Residence to B2-1 Restricted Retail specifically for the proposed use; that the subject site is improved with a prior non-conforming 1-story brick commercial building; that the applicant proposes to renovate the building and establish a coin-operated launderette at the subject site; that the proposed use is necessary for the public convenience at this location to provide a necessary service for the residents of the surrounding residential community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use whose hours of operation will be limited to the hours between 7:00 A.M. and 10:00 P.M. daily and that at least two employees will be on-site during the hours of operation; that the establishment of a coin-operated launderette at the subject site will be an improvement of an underutilized commercial building which will be completely rehabbed and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

COPY

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January 19, 1996
Cal. No. 9-96-S

RESOLVED; that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a coin-operated laundrette in a 1-story brick building, on premises at 2700-08 N. Austin Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 10:00 P.M., daily; that employees shall be on-site during all hours of operation; 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: Howard R. Conant, Jr. **CAL. NO.** 10-96-S
APPEARANCES FOR: Bernard I. Citron, Howard R. Conant, Jr. **MAP NO.** 1-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 420 W. Grand Avenue January 19, 1996
SUBJECT- Application for the approval of a special use.
ACTION OF BOARD-- **THE VOTE**

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Howard R. Conant, Jr., for 420 W. Grand Limited Partnership and 420 W. Grand Condominium Association, owner, on November 17, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the conversion of a 5-story brick building to 45 dwelling units, in a B4-5 Restricted Service District, on premises at 420 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1995, reads:
 "Application not approved. Requested certification doe snot conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4A(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-5 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 January 10, 1996, the City Council rezoned the subject site from C2-5 General Commercial to B4-5 Restricted Service specifically for the proposed residential project; that the subject site is a 28,509 sq.ft. lot improved with a 5-story brick former manufacturing building converted to residential use with an added 2-story parking structure on the west side of the building; that the applicant is seeking approval for up to 5 ground floor dwelling units in the 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 commercial improvements in the area; that the trend in this area is rehabilitation of old commercial properties into residential uses; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which provides adequate off-street parking spaces; that the proposed use will be compatible with the mixed commercial and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 10-96-S

RESOLVED; that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor in the conversion of a 5-story brick building to 45 dwelling units, on premises at 420 W. Grand 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: Spectrum Real Estate Services, Inc.

CAL. NO. 11-96-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 1-F

APPEARANCES AGAINST:

COPY

MINUTES OF MEETING:
January 19, 1996

PREMISES AFFECTED- 300 W. Grand Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN
UPON MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Spectrum Real Estate Services, Inc.

CAL. NO. 12-96-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 338 W. Grand Avenue

January 19, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

THE RESOLUTION:

WHEREAS, Spectrum Real Estate Services, Inc., for Bridgestone/Firestone, Inc., on November 29, 1995, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory parking lot for 48 private passenger automobiles, in a B7-5 General Central Business District, on premises at 338 W. Grand Avenue, to satisfy the parking requirement for 52 dwelling units to be established in a 6-story building at 300 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1995, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.11-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in a B7-5 General Central Business 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 August 23, 1994, the City Council rezoned the subject site from C2-5 General Commercial to B7-5 General Central Business; that the subject site is a 100.21' x 121.36' paved lot; that the applicant originally filed a companion application for a special use for the approval of the location and the establishment of dwelling units on the ground floor in the conversion of a 6-story brick building to 63 dwelling units, on premises at 300 W. Grand Avenue, in a B4-5 Restricted Service District; that testimony presented indicates the aforesaid special use application was withdrawn by the applicant citing that the 6-story building at 300 W. Grand Avenue will be converted to 52 dwelling units and that the ground floor will remain commercial or retail space; that the building at 300 W. Grand Avenue was constructed approximately 100 years ago and that no off-street parking was required; that the applicant is seeking in the instant case to locate required off-street parking for 48 automobiles at the subject site; that testimony presented indicates that the applicant is in the process of seeking a substitution of use from the Zoning Administrator for four parking spaces and that if the substitution of use is not granted by the Zoning Administrator the number of dwelling units to be located at 300 W. Grand Avenue will be reduced to 48 or another off-site parking location will be sought to provide

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

COPY**MINUTES OF MEETING**

January 19, 1996

Cal. No. 12-96-S

the 4 parking spaces; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for 52 dwelling units to be established in a 6-story building at 300 W. Grand Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions and standards hereinafter set forth; that the proposed off-site accessory parking lot will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 48 private passenger automobiles, on premises at 338 W. Grand Avenue, to satisfy the parking requirement for 52 dwelling units to be established in a 6-story building at 300 W. Grand Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting driveways, with 6 feet high wrought iron fencing; that striping and lighting shall be provided; that ingress to the parking lot shall be from the public alley abutting the site to the north provided a waiver of the alley barrier is obtained from the City Council; that egress shall be on to W. Grand Avenue; that the driveways on Grand Avenue shall be constructed in accordance with applicable ordinances; that security gates or a key card security system shall be provided; that all applicable provisions of the Chicago Landscape Ordinance shall be provided; 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 application to improve and maintain the property continuously in conformance with the the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance; and be it further

RESOLVED, that if a substitution of use for four required off-site parking spaces is not authorized by the Zoning Administrator, the applicant shall reduce the number of dwelling units to be located at 300 W. Grand Avenue to 48 dwelling units or seek four off-site parking spaces at another location to satisfy the parking requirement for the 52-dwelling unit building at 300 W. Grand Avenue.

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

APPLICANT: First National Bank of Evergreen Park **CAL. NO.** 13-96-S

APPEARANCES FOR: Barry N. Voorn **MAP NO.** 20-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**
January 19, 1996

PREMISES AFFECTED- 8136-52 S. Ashland Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, First National Bank of Evergreen Park, for Chicago Title & Trust Company, Tr. #1100909, owner, on November 31, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed branch bank, in a B4-2 Restricted Service District, on premises at 8136-52 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 200' x 107.73'+ lot improved with three 1-story and one 2-story brick store buildings; that the applicant proposes to demolish the existing buildings and erect a 1-story branch bank structure with a 4-lane drive-through facility in conjunction therewith; that the proposed drive-through facility is necessary for the public convenience at this location to provide services necessary in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility which will be improved and operated under the conditions and standards hereinafter set forth; that the proposed use will be compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a proposed branch bank, on premises

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 13-96-S

at 8136-52 S. Ashland Avenue, upon condition that lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit onto S. Ashland Avenue at the southeast corner of the site; that a "Right Turn Only" sign shall be erected at the exit driveway onto S. Ashland Avenue; that ingress to the drive-through facility shall be from the northeast portion of the site; that there shall be no ingress nor egress via the public alley abutting the site to the west; that a 6 feet high solid wood privacy fence shall be erected along the west property line to screen the facility from adjacent residential properties; that landscaping shall be provided as indicated on the landscape plan prepared by Daniel Weinbach & Partners, Ltd., dated January 16, 1996; 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: Pamela Wallis
APPEARANCES FOR: James D. Adinamis
APPEARANCES AGAINST: Virginia Rugai, et al.
PREMISES AFFECTED- 3422 W. 111th Street
SUBJECT- Application for the approval of a special use.

CAL. NO. 17-96-S
MAP NO. 26-J
MINUTES OF MEETING:
 January 19, 1996

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
	X	
X		

THE RESOLUTION:

WHEREAS, Pamela Wallis, for Beverly Trust Company, Tr. #8-2244, owner, on December 1, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 3422 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 21, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 9, 1996 after due notice by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-1 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 39' x 125' lot improved with a 1-story brick building; that testimony presented indicates that the subject store was previously occupied by a tavern for approximately 50 years; that the applicant went into the tavern business at the subject site in 1985 and sold the business and the building in October, 1989 because of medical circumstances; that during the interim period while she held the loan papers she worked one day a week at the subject tavern; that foreclosure proceedings were initiated in 1993 because of unpaid property taxes, before the liquor license was revoked for illegal activities; that the foreclosure was completed and the applicant received title back in August, 1995; that during the period the applicant owned and operated the tavern it was considered a neighborhood type of establishment and was patronized by regular customers from the neighborhood; that the establishment of the proposed tavern by the previously owner would continue that neighborhood type of establishment and so is necessary for the public convenience at the subject site; that it is proposed that the tavern will be so operated as to insure that the public health, safety and welfare will be adequately protected; that the establishment of a tavern in a building that has been previously occupied by a tavern for 50 years, will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 17-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a tavern in a 1-story brick building, on premises at 3422 W. 111th Street, upon condition that the tavern shall at all times be operated in a manner so as not to be a nuisance in the community; 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: Daniel J. Schwegel

CAL. NO. 19-96-S

APPEARANCES FOR: Daniel J. Schwegel

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 1996

PREMISES AFFECTED- 4657 N. Ravenswood Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Daniel J. Schwegel, owner, on November 29, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an animal hospital (clinic) in a 1-story brick building, in M1-2 Restricted Manufacturing District, on premises at 4657 N. Ravenswood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."
and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-2 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 improved with a 1-story brick commercial building; that the applicant is the owner of the subject building and is seeking a special use for the establishment of an animal hospital (clinic) which will be leased to and operated by Paul Mashiemer, DVM; that the proposed use is necessary for the public convenience at this location in that there is a need for a small animal hospital/clinic facility in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which is limited to the surgical treatment of small animals only and that any overnight boarding of animals will be limited to stays depending on the type of treatment necessary but that no long term boarding is contemplated; that the proposed use will be compatible with the existing manufacturing improvements on N. Ravenswood Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

January 19, 1996

Cal. No. 19-96-S

COPY

authorized to approve the establishment of an animal hospital (clinic) in a 1-story brick building, on premises at 4657 N. Ravenswood Avenue, upon condition that there shall be no long term boarding of animals at the site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Groot Recycling and Waste Services, Inc.

CAL. NO. 20-96-S

APPEARANCES FOR: John J. George

MAP NO. 13-S

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 1996

PREMISES AFFECTED- 6747 N. Elmhurst Road

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD-

THE VOTE

APPLICATION APPROVED.

COPY

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X*		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Groot Recycling and Waste Services, Inc., for Groot Industries, Inc., owner, on November 14, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an approximately 8,000 sq.ft. addition to an existing solid waste transfer station and construction of an approximately 50,000 sq.ft. Material Recovery Facility (MRF) on a 6.5 acre site, in an M3-2 Heavy Manufacturing District, on premises at 6747 N. Elmhurst Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 7, 199, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.4-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

WHEREAS, the district maps show that the premises is located in an M3-2 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M3-2 Heavy Manufacturing District; that the subject site is approximately 6.5 acres and is improved with two buildings; that the applicant proposes to establish an approximately 8,000 sq.ft. Addition to the existing solid waste transfer station and construct an approximately 50,000 sq.ft Material Recovery Facility (MRF) at the subject site; that on October 25, 1991, the Board approved the expansion of the applicant's existing waste transfer station including recycling facilities, at the subject site and on December 17, 1993 the Board again approved the expansion of the applicant's existing waste transfer station including recycling facilities, at the subject site, due to the maximum two year validity period for securing a permit had expired; that the testimony presented in Cal. No. 268-91-S and Cal. No. 350-93-S, respectively, is hereby made part of the record in this case; that the following reports submitted as part of applicant's Exhibit No. 1 are hereby made part of the record in this case: Appendix M-Transportation Impact Analysis by Elizabeth Weesner, Appendix N-Highest and Best Use Study by Terrence O'Brien and Appendix O-Land Use Study by Steven Lenet; that the approximately 8,000 sq.ft. addition to the existing solid

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 20-96-S

waste transfer station will allow for the transfer of landscape waste which will be loaded into an open top transfer trailer using a front end loader; that the material will then be loaded into a receiving transfer trailer which will be located in a recessed bay adjacent to the northern limits of the tipping floor; that the proposed approximately 50,000 sq.ft. Material Recovery Facility will be located between the existing transfer station and the existing vehicle maintenance facility; that the Material Recovery Facility will incorporate individual tipping floors for mixed waste, commercial waste and commingled recyclables which will be sorted and processed in order to retrieve recyclable materials and prepare them for shipment to end markets; that the proposed 8,000 sq.ft. addition to the existing waste transfer station and the proposed 50,000 sq.ft. Materials Recovery Facility are necessary for the public convenience at this location to supplement the wasted transfer capabilities of the existing transfer station; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed additions which will comply with all applicable provisions of federal and state environmental protection agencies; that on October 20, 1995, a permit was issued by the City of Chicago Department of Environment for the operation of the proposed uses, subject to the terms of the Standard Conditions and Special Conditions attached to the permit; that the proposed uses are consistent with the existing uses allowed in the M3- Heavy Manufacturing District and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an approximately 8,000 sq.ft. addition to an existing solid waste transfer station and construction of an approximately 50,000 sq.ft. Material Recovery Facility (MRF) on a 6.5 acre site, on premises at 6747 N. Elmhurst Road, upon condition that landscaping shall be installed and maintained at the principal entrance-way to the facility; that a minimum 10 foot landscaped setback shall be provided along the Elmhurst Road frontage; that the parking lot visible from Elmhurst Road shall be screened and landscaped in accordance with the Chicago Landscape Ordinance; that all applicable ordinances of the City of Chicago Department of Environment, federal and state environment protection agencies and all performance standards under Article 10 of the zoning ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Port

CAL. NO. 21-96-S

APPEARANCES FOR: D. Albert Daspin

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 5013-23 S. Hermitage Avenue

January 19, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

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

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

THE RESOLUTION:

WHEREAS, The Port, owner, on November 16, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless families housing up to 65 individuals in a 3-story brick former school building, in an R3 General Residence District, on premises at 5013-23 S. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 1, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 2, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story brick former parochial school building; that the applicant proposes to convert the existing school building to a transitional shelter facility for homeless families housing up to 65 individuals for a length of stay of no more than 120 days; that the families served will be referred by the City of Chicago Department of Human Services, city churches and other social agencies; that the anticipated age of the clients will be infants through age 18 and adults of any age when accompanied by their children; that the shelter will operate 24 hours daily; that professional staff personnel will be on-site daily during all hours of operation; that security measures will consist of 24-hour security guards for the first and third floors and security cameras monitoring throughout the building and at all entrances and exits; that the shelter will provide counseling and teaching of life skills, including helping clients find employment and locating more permanent housing at the completion of their stay at the shelter; that the proposed use is necessary for the public convenience at this location in that there is a demonstrated need for shelter facilities for homeless 2-parent families in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 21-96-S

the proposed use which will provide daily on-site security throughout the premises which will also be enclosed by 8 feet high iron fencing; that the proposed transitional facility, which fulfills a need in the community, is consistent with the historical use of the premises as a school and an improvement of a severely deteriorated property and that the use of the premises for the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter for homeless families housing up to 65 individuals in a 3-story brick former school building, on premises at 5013-23 S. Hermitage Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used for a transitional shelter until the building complies with all applicable code regulations; that daily on-site security personnel shall be provided; that on-site security monitoring cameras shall be provided; that the property shall be enclosed by an 8 feet high iron security fence; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter for homeless families, or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Universal Outdoor, Inc. (A-B Signs, Inc.) **CAL. NO.** 22-96-A

APPEARANCES FOR: Graham C. Grady **MAP NO.** 13-S

APPEARANCES AGAINST: **MINUTES OF MEETING:**

January 19, 1996

PREMISES AFFECTED- 9708 W. Foster Avenue

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

ACTION OF BOARD--

THE VOTE

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

COPY

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Universal Outdoor, Inc., (A-B Signs, Inc.), for Earl Jaeger, owner, on December 8, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a 20' x 60' double-faced advertising sign within 500 feet of the Tri-State Tollroad (Interstate 294) and visible therefrom, in an M1-1 Restricted Manufacturing District, which is alleged does not violate the zoning ordinance, on premises at 9708 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1995, reads”
 “Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.14(5).”

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that the subject site is improved with a 1-story brick commercial building on the northeast corner of W. Foster Avenue and N. Sanford Avenue; that the Tri-State Tollroad (Interstate 294) is located to the west of the subject site; that A-B Signs, Inc., a wholly-owned subsidiary of Universal Outdoor, Inc., seeks to erect a double-face outdoor advertising sign at the subject site; that the proposed advertising sign is located within 500 feet of the Tri-State Tollroad (Interstate 294); that the issue on appeal is whether the proposed advertising sign is in violation of Article 10.14(5) of the zoning ordinance which prohibits signs within 500 feet of any major route, which is specifically defined as Lake Shore Drive, all expressways or tollroads so designated by the Bureau of Maps and Plats of the City of Chicago, those portions of the Comprehensive Superhighway System of the City of Chicago approved by the City Council, any street so designated by amendment to the Chicago Zoning Ordinance; that evidence was presented indicating that the Tri-State Tollroad, Interstate 294) is not so designated on maps issued by the Bureau of Maps and Plats of the City of Chicago; that Tri-State Tollroad has not been designated by the City Council as part of the Comprehensive Superhighway System of the City of Chicago nor is

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 22-96-A

it a street designated as a major route by any amendment to 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 20' x 60' double-faced advertising sign within 500 feet of the Tri-State Tollroad (Interstate 294) and visible therefrom, on premises at 9708 W. Foster 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: Herbierto Cisneros

CAL. NO. 24-96-A

APPEARANCES FOR: None

COPY

MAP NO. 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 3720 N. Central Park Avenue

January 19, 1996

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

ACTION OF BOARD--

THE VOTE

APPEAL DISMISSED FOR
WANT OF PROSECUTION.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Marco Ricks
APPEARANCES FOR: Marco Ricks
APPEARANCES AGAINST:
PREMISES AFFECTED- 2638 W. Grand Avenue
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 25-96-A
MAP NO. 1-I
MINUTES OF MEETING:
 January 19, 1996

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

THE RESOLUTION:

WHEREAS, Marco Ricks, owner, on December 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 20' x 30' attic dormer expansion to a 1-story frame non-conforming single-family dwelling, in an M1-1 Restricted Manufacturing District, on premises at 2638 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 29, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted Manufacturing

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 M1-1 Restricted Manufacturing District; that the subject site is a 24' x 100' lot improved with a 1-story frame non-conforming single-family dwelling with a frame attic dormer addition; that the appellant has resided at the subject site since September 1993 and erected the 20' x 30' attic dormer for the purpose of providing additional living space; 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 dormer expansion 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 20' x 30' attic dormer expansion to a 1-story frame non-conforming single-family dwelling, on premises at 2638 W. Grand Avenue, upon condition that the attic dormer expansion

MINUTES OF MEETING

January 19, 1996

Cal. No. 25-96-A

COPY

shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Russell Perrone

CAL. NO. 26-96-A

APPEARANCES FOR: Russell Perrone

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 1996

PREMISES AFFECTED- 1141 W. Armitage Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

THE RESOLUTION:

WHEREAS, Russell Perrone, owner, on November 22, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1 and 3-story brick and frame building as 4 dwelling units, in an M1-2 Restricted Manufacturing District, on premises at 1141 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

and

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

WHEREAS, the district maps show that the premises is located in 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 said use is located in an M1-2 Restricted Manufacturing District; that the subject site is a 25' x 125' lot improved with a 3-story brick 4 dwelling unit building; that the appellant has lived at the subject site for 47 years; that the subject building contained 3 dwelling units in 1952; that in 1955 the appellant converted a ground floor store to a dwelling unit; that the evidence presented indicates that the subject building was occupied by 4 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 4 dwelling units provided the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; 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 1 and 3-story brick and frame building as 4 dwelling units, on premises at 1141 W. Armitage Avenue, 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: Joseph and Eleanor Bonsignore

CAL. NO. 27-96-A

APPEARANCES FOR: Monte Viner

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 1996

PREMISES AFFECTED- 3709 N. Bosworth 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	

COPY

THE RESOLUTION:

WHEREAS, Joseph and Eleanor Bonsignore, owner, on November 13, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story with basement brick building on the front of the lot as 3 dwelling units, in an R4 General Residence District (Special District #4 overlay), on premises at 3709 N. Bosworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 1995, reads "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 5.5, 5.15-1, 10A-1.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1996; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District (Special District #4 overlay); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District (Special District #4 overlay); that the subject site is a 3,090 sq.ft. lot improved with a 2-story with basement residential building on the front of the lot and a 2 ½ story frame residential building on the rear of the lot; that the appellant seeks to certify the use of the 2-story with basement building on the front of the lot as three dwelling units; that testimony presented indicates that the appellant purchase the subject property in 1988 with a total of five dwelling units - the front building having 3 dwelling units and the rear building having two dwelling units; that no evidence was presented indicating the 2-story with basement building on the front of the lot was occupied by 3 dwelling units prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that under Section 7.5-4 of the zoning ordinance a minimum 900 sq.ft. is required per dwelling unit in an R4 General Residence District; that five dwelling units would require 4,500 sq.ft. of lot area at the site; that the subject lot contains only 3,090 sq.ft., that due to lack of sufficient lot area at the site the Board

COPY

MINUTES OF MEETING

January 19, 1996

Cal. No. 27-96-A

has no authority to permit the certification of 3 dwelling units in the front building 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: Friendly Food Mart

CAL. NO. 28-96-A

APPEARANCES FOR: Lorenza Sotelo

MAP NO. 5-L

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 5236 W. Bloomingdale Avenue

January 19, 1996

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

THE RESOLUTION:

WHEREAS, Friendly Food Mart, for Lorenza Sotelo, owner, on November 13, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing grocery store in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 5236 W. Bloomingdale Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 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 brick non-conforming store and apartment building; that the non-conforming store was previously occupied by a grocery store; that the applicant bought the grocery business in November, 1994; 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 its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing grocery store in a 2-story brick non-conforming store and apartment building, on premises at 5236 W. Bloomingdale Avenue, upon condition 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 license is issued.

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

APPLICANT: Sun Hui Lee

CAL. NO. 29-96-A

APPEARANCES FOR: Sun Hui Lee

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
January 19, 1996

PREMISES AFFECTED- 3910 W. Armitage Avenue (as amended)

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

COPY

THE RESOLUTION:

WHEREAS, Sun Hui Lee, for Finzer Roller Inc., owner, on November 15, 1995, filed and subsequently amended, an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing drop-off dry cleaning business in a 1-story brick building, in an M1-1 Restricted Manufacturing District, on premises at 3910 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 7, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-1 Restricted Manufacturing District; that the subject site is improved with a 2-story brick building occupied by a drop off dry cleaning business; that the appellant purchased the existing drop off dry cleaning business in 1986; that in September, 1993, the appellant was forced to sell the business due to ill health and that in September, 1995, the new owner became ill and sold the business back to the appellant; 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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing drop off dry cleaning business in a 2-story brick store and apartment building, on premises at 3910 W. Armitage Avenue upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.