

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

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

held in Room 569 County Building, 118 N. Clark Street, on December 20, 1996

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

December 20, 1996

Member Konstantelos moved that the Board approve the minutes of the regular meeting held on November 15, 1996 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelols, Martin, McCabe-Miele, Moore. Nays- None.

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

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Cal. No. 141-96-Z

Bernard I. Citron, for Jack Berger, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 2 & 3-story 6-dwelling unit townhouse building, whose front yard will be 1' instead of 11.24', whose north side yard will be 1' and whose south side yard will be 3' instead of 7.2' each, and whose rear yard will be 1' instead of 30', on premises at 925 N. Willard Court, which variations were granted by the Zoning Board of Appeals on April 26, 1996, in Cal. No. 141-96-Z.

Mr. Citron stated that due to environmental issues which have only recently been resolved it was impossible to proceed in obtaining a building permit for the project but that the applicant is now finalizing the process and will be applying for a building permit shortly.

Chairman Spingola moved that the request be granted and the time for obtaining a building permit be extended to April 26, 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: Ken Schmetterer **MINUTES OF MEETING:**
December 20, 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
FEBRUARY 21, 1997.

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: Benjamin Munoz

CAL. NO. 335-96-S

APPEARANCES FOR:

MAP NO. 4-I

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 2759 W. 18th Street

December 20, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
March 21, 1997.

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: Waterfront Ventures **CAL. NO.** 337-96-A
APPEARANCES FOR: Gary I. Wigoda, Martin Axelrod **MAP NO.** 3-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 1177 N. Elston 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
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Waterfront Ventures, for Jacque Pele, owner, on July 14, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a PPA license in conjunction with an existing non-conforming restaurant and tavern in a 1-story building, in Planned Manufacturing District No. 2, on premises at 1177 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 16-08-070."

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

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District No. 2.; 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 Planned Manufacturing District No. 2; that the subject site is improved with a 1-story building occupied by a licensed restaurant and tavern; that on May 21, 1993, the Zoning Board of Appeals approved the re-establishment of a non-conforming restaurant and tavern with music and dancing, in the 1-story brick building at the subject site, in Cal. No. 178-93-A and on April 15, 1994, in an amendment to the aforesaid resolution, permitted the outdoor service of food and liquor in conjunction with the said restaurant and tavern; that an amendment to the License Revenue Act now requires a Public Place of Amusement License (PPA) for establishments having seating for more than 125 patrons and which provides music and dancing on the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a PPA license in conjunction with an existing non-conforming restaurant and tavern in a 1-story building, on premises at 1177 N. Elston Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Northwestern Savings Bank **CAL. NO.** 402-96-S
APPEARANCES FOR: Victoria Almeida, Martin S. Korey **MAP NO.** 5-H
APPEARANCES AGAINST: Hon. Terry Gabinski, Michael Fineberg **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 2313-21 N. Western Avenue
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION 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, Northwestern Savings Bank, for MidAmerica Federal Savings Bank & Michael Levitt and Shirley Massel, owner, on August 29, 1996 filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through banking facility, in a B4-2 Restricted Service District, on premises at 2313-21 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 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 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 120' x 83' lot presently improved as a parking lot which use was approved by the Zoning Board of Appeals on September 16, 1994, in Cal. No. 234-94-S to serve the employees of the applicant savings and loan 2300 N. Western Avenue; that the applicant proposes to construct a 5-lane drive through facility at the subject site, of which 2 lanes will be automatic teller machine units; that all traffic will enter and exit on N. Western Avenue; that there will be stacking room for up to 29 automobiles on the site; that the proposed hours of operation will be between 7 A.M. and 8 P.M., Monday through Friday, 7 A.M. and 4 P.M., Saturday and 9 A.M. and 2 P.M., Sunday; that the automatic teller machine units will be available 24 hours daily; that the drive-through lanes will process between 15-18 customers per hour with a maximum potential of 90 customers per hour with five lanes; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at this location; that the subject premises is located directly across N. Western Avenue from the applicant's main facility; that the erection of the proposed facility will eliminate much of the existing banks's off-street parking spaces; that no evidence was presented to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; that the subject site is located in an

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area which has very heavy vehicular traffic and is not a suitable site for a 5-lane drive-through facility processing up to 90 automobiles per hour; that the proposed use will eliminate the applicant bank's existing off-street parking spaces located across N. Western Avenue thereby contributing to heavier on-street parking in the area; that no evidence was presented that the establishment of the proposed 5-lane drive-through facility will not have a deleterious effect on the value of other property in the neighborhood and that the drive-through banking facility as proposed to be operated is not in the public interest at this location; it is therefore

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

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

APPLICANT: Boleslaw Potoczak **CAL. NO.** 425-96-Z

APPEARANCES FOR: John J. Pikarski, Jr., Boleslaw Potoczak **MAP NO.** 12-J

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 4858 S. Springfield Avenue December 20, 1996

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Boleslaw Potoczak, for Boleslaw and Cecylia Potoczak, 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 3-story 8' x 17' porch enclosure at the rear of a 2 1/2 story brick and frame 6-dwelling unit building, whose south side yard will be 2.5' instead of 3.6', whose rear yard will be 12' instead of 30' and which enclosure will result in a 5.8% (408 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 4858 S. Springfield 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 7.6-3, 7.8-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 28, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 30' x 128' lot improved with a 3-story brick and frame 6-dwelling unit building which was a former convent building; that on October 11, 1954, the Zoning Board of Appeals granted a variation permitting the erection of a 1-story brick addition, 24' x 24' to the rear of the former convent building which exceeded by 551 sq.ft. the 1,309 sq.ft. area permitted, at the subject site, in Cal. No. 483-54-Z; that the applicant has erected the aforesaid 3-story 8' x 17' porch enclosure at the rear of the existing building which results in a 408 sq.ft. or 5.8% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the 3-story enclosed rear porch is necessary to provide security and protection from inclement weather to the tenants of the subject 6-dwelling unit building; that the plight of owner is due to the desire of the owner to provide security and protection for the tenants of the building; that the said 3-story enclosed rear porch is compatible with existing residential improvements in the area and that the variations, if granted, will not alter

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the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 7' x 17' porch enclosure at the rear of a 2 ½ story brick and frame 6-dwelling unit building, whose south side yard will be 2.5' instead of 3.6', whose rear yard will be 12' instead of 30' and which enclosure will result in a 5.8% (408 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 4858 S. Springfield 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: Waste Management of Illinois, Inc. **CAL. NO.** 446-96-S

APPEARANCES FOR: Roger J. Kiley, Percy L. Angelo, Graham C. Grady **MAP NO.** 32-D, 32-C, 34-C

APPEARANCES AGAINST: **MINUTES OF MEETING:**
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PREMISES AFFECTED- Area bounded generally by E. 130th St. on the north, Little Calumet River on the east, City Limits on the south and the Bishop Ford Freeway (formerly Calumet Expressway) on the west, and commonly known as 13001-13745 S. Bishop Ford Freeway (formerly Calumet Expressway)

SUBJECT- Application for the continuation of an existing 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	ADSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Waste Management of Illinois, Inc., owner, on August 9, 1996, filed an application under Article 11.10-5 of the zoning ordinance for the continuation of an existing sanitary landfill and related uses including liquid waste handling, transfer station, methane gas resource recovery, and waste storage, treatment and resource recovery facilities, in an M3-3 Heavy Manufacturing District, by deleting the current use termination date of December 31, 1996, pursuant to the Board's resolution of August 16, 1996, under its Calendar No. 290-90-S, on premises bounded generally by E. 130th Street on the north, Little Calumet River on the east, City Limits on the south and the Bishop Ford Freeway (formerly Calumet Expressway) on the west, and commonly known as 13001-13745 S. Bishop Ford Freeway (formerly Calumet Expressway); and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on October 28, 1996; and

WHEREAS, the district maps show that the premises is located in an M3-3 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:

1. That the subject property, consisting of approximately 270 acres of land, is generally bounded by E. 130th Street on the north, the Little Calumet River on the east, City Limits on the south and the Bishop Ford Freeway on the west, and is commonly known as 13001-13745 S. Bishop Ford Freeway; and
2. That Waste Management of Illinois, Inc., the applicant herein, has operated the subject property as a sanitary landfill and related uses pursuant to prior Resolutions authorized by the Zoning Board of Appeals in Cal. Nos. 201-75-S, 218-75-S, 300-65-S, 18-70-S, 208-80-S, 268-80-S, 322-85-S, 290-90-S and subsequent extensions thereof; and
3. That the August 16, 1996 Resolution under Cal. No. 290-90-S extended the special use to December 31, 1996; and

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Cal. No. 446-96-S

4. That the applicant herein requests the continuation of the aforesaid sanitary landfill and related uses; and

5. That the applicant's uses of the subject site are necessary for the public convenience at this location in that it is located in an area of heavy manufacturing uses, including other landfills; that it will continue to provide within the City of Chicago a sanitary landfill to serve the continuing need for such facilities to accommodate refuse materials generated within the City of Chicago and will do so in the face of seriously diminishing landfill capacity within Chicago, the region, and the State; and

6. That the uses in question are subject to the approval and regulations of the Department of Environment of the City of Chicago and of the Illinois and United States Environmental Protection Agencies; that on December 19, 1996, the City of Chicago Department of Environment issued a permit to Waste Management, Inc. to operate the CID Recycling and Disposal Facility sanitary landfill at the subject site, with the condition that permittee shall fully comply with the standards and conditions set forth in the permit, and that said permit allows for the operation of the subject facility through February 16, 1997, and said permit shall remain in effect so long as prior to that date permittee shall apply to the Department of Environment for a new operating permit; that the applicant has substantial experience in the operation of sanitary landfills and related uses such as those located at the subject site; and that the applicant has designed and implemented pollution control systems and an emergency response plan in conjunction with local emergency response departments thus insuring that the proposed use will be so operated in a manner than the public health, safety and welfare will be protected; and

7. That the uses will not cause substantial injury to the value of other property in the neighborhood in which it is located; that the site is located in an area where the dominate land use is heavy manufacturing and other landfill operations; that the subject property in self-contained and because of the natural physical barriers around the site it is essentially isolated and buffered from other nearby properties; and

8. That the uses are within either the provisions of "Special Use" or "Permitted Uses" as set forth in Article 10 of the Chicago Zoning Ordinance; and

9. That the uses conform to the applicable regulations and standards of an M3-3 zoning district in which they are located; and

10. That given the declining landfill capacity in the area and in the state as identified in the City of Chicago Solid Waste Management Plan, and the City of Chicago moratorium on new landfill construction, the uses are necessary to accommodate the waste disposal needs of the City of Chicago, and the area they serve; and

11. That the subject site is located outside the boundary of the 100 year flood plain; and

12. That the uses are designed to minimize danger to the surrounding area from fires, spills or other operational accidents in that the site is extensively regulated by the U.S. and Illinois Environmental Protection Agencies and the Department of Environment of the City of Chicago; that the applicant has installed appropriate pollution control systems; that the applicant has designed, implemented and instituted an Emergency Response Plan in conjunction with local emergency response departments, and the subject site is self-contained and because of the natural physical barriers around the site, the landfilling operation at the site is essentially isolated and buffered from other nearby properties by a buffer

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that exceeds 500 feet and the gas recovery and resource recovery uses at the site are buffered from other nearby properties by a buffer that exceeds 100 feet; and

13. That the uses are so designed and located as to minimize the impact on existing traffic flow in the surrounding area in that there is only one entrance to the subject site on its west side, just north of 138th Street and this entrance can only be accessed from the Bishop Ford Freeway; that there is no traffic related to the proposed use which flows through surrounding neighborhoods; and

14. That the uses are designed and operated so as to minimize adverse impacts on air, land and water quality in that the applicant uses the best commercially available pollution control technology as evidenced by the natural clay which underlies the subject site, the inward gradient design of the landfill, the groundwater monitoring system, the application of daily cover on active portions of the landfill, the gas and leachate collection systems, and the surface water controls; and

18. That the uses are located and operated so as to minimize adverse affects on the economic development potential of the area in that the subject site is surrounded by land uses that are primarily heavy industrial in character; that several of these uses are sanitary landfills which have been in operation for a number of years; and that the use is therefore consistent with these heavy industrial uses; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the continuation of an existing sanitary landfill and related uses including liquid waste handling, transfer station and methane gas resource recovery and waste storage, treatment and resource recovery facilities by deleting the current use termination date of December 31, 1996, pursuant to the Board's resolution of August 16, 1996, under its Calendar No. 290-90-S, on premises in an area bounded generally by E. 130th Street on the north, Little Calumet River on the east, City Limits on the south and the Bishop Ford Freeway (formerly Calumet Expressway) on the west, and commonly known as 13001-13745 S. Bishop Ford Freeway (formerly Calumet Expressway), upon the following conditions:

1. That the continuation of the landfill and related uses shall be limited to the geographic area bounded by E. 130th Street on the north, Little Calumet River on the east, City Limits on the south and the Bishop Ford Freeway on the west, and commonly known as 13001-13745 S. Bishop Ford Freeway;

2. That the applicant shall obtain all permits and licenses required under the Chicago Municipal Code or State or Federal law;

3. That in December, 2000, Waste Management, Inc. shall submit an End Use Plan which addresses the potential for recreational use of the area within Disposal Unit 3;

4. That the special use approved herein shall terminate on December 31, 2001;

5. That the operation shall at all times be conducted in conformance with the applicable regulations and permits of the Department of Environment of the City of Chicago, the Illinois and United States Environmental Protection Agencies and the performance standards established for the M3-1 and M3-5 Heavy Manufacturing Districts in the zoning ordinance; 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: Carlos Yosef & Jamie Yosef **CAL. NO.** 459-96-Z
APPEARANCES FOR: Ira Silverstein, Jamie Yosef **MAP NO.** 19-1
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 2952 W. Jarvis 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, Carlos Yosef and Jamie Yosef, owner, on October 4, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 13.5' x 24.23' 2nd story addition at the rear of a 1 and 2-story brick single-family dwelling, whose west side yard will be 2.9' and whose east side yard will be 2.87' instead of combined side yards of 9' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 2952 W. Jarvis Avenue; 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 7.6-2, 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 December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 located in an R2 Single-Family Residence District; that the subject site is a 30' x 124.12' lot improved with a 1 and 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 13.5' x 24.23' 2nd story addition at the rear of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition is necessary to provide additional bedroom and bath space to meet the needs of the applicants and family; that the plight of the owner is due to unique circumstances in that the applicants, who are Orthodox Jews, are unable to acquire a larger residence in a different neighborhood due to the necessity of living in close proximity to their synagogue, and are, therefore, seeking to add the proposed 2nd floor addition to their home for additional living space; that the proposed 13.5' x 24.23' 2nd story addition will follow existing building walls and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 459-96-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 13.5' x 24.23' 2nd story addition at the rear of a 1 and 2-story brick single-family dwelling, whose west side yard will be 2.9' and whose east side yard will be 2.87' instead of combined side yards of 9' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 2952 W. Jarvis 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: Reinalda Bautista **CAL. NO.** 460-96-Z
APPEARANCES FOR: Reinalda Bautista **MAP NO.** 11-M
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 4124 N. Meade 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, Reinalda Bautista, owner, on October 8, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of an attic dormer and a 1-story 20.38' x 11.83' rear addition to a 1-story frame single-family dwelling, whose north side yard will be 1.30' and whose south side yard will be 3.08' instead of combined side yards of 7.5' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 4124 N. Meade Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 7.6-2, 7.8-2."

and
 WHEREAS, a hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 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 1-story frame single-family dwelling with an open back porch and an existing attic dormer on the north side of the said building ; that the applicant proposes to erect an attic dormer and a 1-story 20.38' x 11.83' rear addition to the existing single-family dwelling at the subject site; that the variations requested are necessary to erect a attic dormer in order to provide light in the attic bathroom and to enclose the existing open rear porch for additional living space; that the plight of the owner is due the need for additional living space and sunlight in the existing 1-story single-family dwelling; that the proposed attic dormer and 1-story addition will be within the perimeter of the existing building walls and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

December 20, 1996

Cal. No. 460-96-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 an attic dormer and a 1-story 20.38' x 11.83' rear addition to a 1-story frame single-family dwelling, whose north side yard will be 1.30' and whose south side yard will be 3.08' instead of combined side yards of 7.5' and neither side yard less than 3' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 4124 N. Meade 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: Kirk Moffitt

CAL. NO. 461-96-Z

APPEARANCES FOR: Kirk Moffitt

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 20, 1996

PREMISES AFFECTED- 3414 N. Damen 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, Kirk Moffitt, owner, on October 9, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a dormer on the south side of the attic and a 4 level open deck and stairway at the rear of a 3 ½ story frame 3-dwelling unit building, with no south side yard instead of 5.2' and which dormer will result in a 15% (519 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3414 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 30, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.8-3 (2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 124' lot improved with a 3 ½ story frame 3-dwelling unit building with a partially constructed dormer on the south side of the attic and a 4-level open deck and stairway at the rear of the subject building which results in a 519 sq.ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment of the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed attic dormer is necessary to provide additional living space in the applicant's dwelling unit and a second means of egress for the additional dwelling units in the building; that the plight of the owner is due to the need for increased living space in the applicant's dwelling unit; that the south side yard variation requested is necessary due to the encroachment of the otherwise permitted rear decks into the south side yard setback; that the proposed attic dormer and open rear decks will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 461-96-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 dormer on the south side of the attic and a 4 level open deck and stairway on the rear of a 3 ½ story frame 3-dwelling unit building, with no south side yard instead of 5.2' and which dormer will result in a 15% (519 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3414 N. Damen 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: Tadeusz & Teodoja Kozuch **CAL. NO.** 462-96-Z
APPEARANCES FOR: Mark Kupiec, Tadeusz Kozuch **MAP NO.** 9-L
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 5242 W. Roscoe 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, Tadeusz & Teodoja Kozuch, for Tadeusz Kozuch, owner, on October 11, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 23.58' x 34' 2nd story addition on the rear half of a 1-story brick and frame single-family dwelling, whose west side yard will be 3.10' instead of 5' and which addition will result in a 15% (460 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 5242 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.8-3 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 37.5' x 122.34' lot improved with a 2-story brick and frame Chicago bungalow-style single-family dwelling with a partially constructed 2nd story addition starting at the front of the existing building; that testimony presented indicates that the applicant will remove the front one-half of the existing partially constructed 2nd floor addition and erect a 23.58' x 34' 2nd story addition on the rear half of the existing single-family dwelling which addition will result in a 460 sq.ft. or 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the 2nd story addition as proposed is necessary to provide additional bedroom space to meet the needs of the applicants and their family; that the plight of the owner is due to unique circumstances in that the existing 2nd floor addition construction work was done by the original contractor under an invalid building permit; that the basement of the existing residential building was included in the floor area ratio calculation due to its being more than 50% above grade level

MINUTES OF MEETING

December 20, 1996

Cal. No. 462-96-Z

which increases, along with the proposed 2nd story addition, the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that with the removal of the front half of the existing 2nd story addition, the proposed 2nd story addition on the rear half of the existing single-family residence will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 23.58' x 34' 2nd story addition on the rear half of a 1-story brick and frame single-family dwelling, whose west side yard will be 3.10' instead of 5' and which addition will result in a 15% (460 sq.ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 5242 W. Roscoe Street, upon condition that the front half of the existing 2nd story addition shall be removed and that the proposed 2nd story addition on the rear half of the 1-story brick and frame single-family dwelling at the subject site shall be constructed in accordance with permits and plans previously submitted dated September 15, 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: LB Development & Construction Co. **CAL. NO.** 463-96-Z
APPEARANCES FOR: Rob Buono **MAP NO.** 9-F
APPEARANCES AGAINST: Kevin Fitzsimons **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 539-45 W. Aldine 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, LB Development & Construction Corp., for Mid Town Bank, Tr. #1382, owner, on October 18, 1996, filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 7-story 36-dwelling unit condominium building, whose front yard will be 10' instead of 15', whose west side yard will range from 2' to 5' and whose east side yard will range from 2' to 6' instead of 8' each; on premises at 539-45 W. Aldine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1996; reads:
 "Application not approved. Requested certification does not conform with the applicable provision of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-6, 7.11-3 (2), 7.11-6."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in an R6 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 R6 General Residence District; that the subject site is a 100' x 166' lot and is improved with two 3-story brick multi-family residential buildings; that the applicant proposes to demolish the existing buildings and erect a 7-story 36-dwelling unit condominium building with 59 accessory automobile parking spaces located in the basement and 1st level; that the subject building will be set back the required 15' from the front lot line but a variation is needed for the half-moon balconies that will project 5' into the required front yard; that the adjoining buildings are built up to their side lot lines, but that the applicant proposes voluntary side yards ranging from 2' to 5' on the west and 2' to 6' on the east to accommodate light and ventilation and to make for safer construction; that no side yards are required in the R6 district unless provided on a voluntary basis as proposed in this case and in this event the side yard requirement is 8 feet, hence the need for the required side yard variation; 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 variations, which are minimal in nature,

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

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Cal. No. 463-96-Z

are necessary to make this \$7,600,000 project economically viable; that the plight of the owner is due to unique circumstances in that only the balconies of the proposed building will project into the front yard and that although no side yards are required, the applicant is required to have 8' side yards because he is providing some side yards on a voluntary basis for light and ventilation and to insure safer construction at the site; that the proposed building will be compatible with existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 7-story 36-dwelling unit condominium building, whose front yard will be 10' instead of 15', whose west side yard will range from 2' to 5' and whose east side yard will range from 2' to 6' instead of 8' each, on premises at 539-45 W. Aldine 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: George and Yolanta Zubrowski **CAL. NO.** 464-96-Z

APPEARANCES FOR: Josette Belvedere, George Zubrowski **MAP NO.** 9-N

APPEARANCES AGAINST: Rick Trankle **MINUTES OF MEETING:**
December 20, 1996

PREMISES AFFECTED- 3719 N. Newland 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, George and Yolanta Zubrowski, owner, on October 17, 1997, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence, a recently constructed single-family dwelling whose front yard due to the height of the front porch is 9' instead of 14' allowed in Exception #96-042-ZE; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 25, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 said use is located in an R2 Single-Family Residence District; that the subject site is a 30' x 124.125' lot improved with a recently constructed 1-story single-family residence; that on March 12, 1996, the applicant was granted an Exception, #96-042-ZE, permitting the erection of a 1-story 23.5' x 52' single-family dwelling whose front yard will be 14' instead of 19.85'; that on September 20, 1996, the Board sustained the appeal of Rick Trankle, owner of the property at 3717 N. Newland Avenue, finding that the appellant needed to file a variation application because the existing porch and staircase constituted a front yard zoning violation; that the testimony presented in Cal. No. 383-86-A is hereby made part of the record in this case; that the 1-story single-family dwelling at the subject site was erected with an open porch and staircase at the front and that the height of the said porch and staircase at its highest point is 5 ½ feet; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said porch and staircase is necessary to access the existing 1-story single-family dwelling; that the plight of the owner is due to unique circumstances in that although the open porch and staircase is a permitted obstruction in the required front yard it exceeds the height allowed for such an obstruction by 1 ½ feet; that the existing open porch and staircase is compatible with the

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Cal. No. 464-96-Z

existing residential improvements in this block 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 of the zoning ordinance and that a variation be and it hereby is granted to permit a recently constructed single-family dwelling whose front yard due to the height of the front porch is 9' instead of 14' allowed in Exception #96-042-ZE, on premises at 3719 N. Newland 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: Walgreen Corp., by Sherwood Blitstein-Centrum Equities, Inc. **CAL. NO.** 465-96-S

APPEARANCES FOR: R. Kymn Harp

MAP NO. 7-M

APPEARANCES AGAINST: Angelo Militello, et al.

MINUTES OF MEETING:
December 20, 1996

PREMISES AFFECTED- 5600 W. Fullerton 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, Walgreens Corp., by Sherwood Blitstein-Centrum Properties, for Peter Markos Beneficiary of Republic Bank of Chicago, Tr. #1317, owner, on October 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Walgreen Drug Store, in a B4-1 Restricted Service District, on premises at 5600 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1996, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-4 A (6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 205' x 264' lot improved with a 1-story brick building occupied by a banquet hall; that the applicant proposes to demolish the existing 1-story brick building and erect a Walgreen Drug Store with a drive-through facility in conjunction therewith at the subject site; that the proposed drive-through facility is for the disbursement of pharmacy items only; that the proposed drive-through facility is necessary for the public convenience at this location to provide a necessary service in the community, particularly to the elderly, mothers with young children and the infirm; that the proposed drive-through facility is so designed, located and proposed to be operated in such a manner to insure that the public health, safety and welfare will be protected by the following: no ingress or egress from N. Parkside Avenue, lighted directional ingress and egress signs, solid fencing on a portion of the north and west property lines to prevent noise and headlights from projecting into the adjoining residential area, and no alley ingress or egress excepting for truck deliveries at the northwest corner to be secured by a sliding gate; and that the proposed use is compatible with the existing business

MINUTES OF MEETING

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Cal. No. 465-96-S

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 Walgreen Drug Store, on premises at 5600 W. Fullerton Avenue, upon condition that the said drive-through facility and drug store building shall be constructed in accordance with revised plans submitted, dated December 26, 1996; that ingress and egress shall be from N. Central Avenue and W. Fullerton Avenue; that there shall be no entrance or exit located on N. Parkside Avenue; that lighted directional signs shall be erected at the established entrances and exits; that a 6' high solid wood fence shall be provided on the north property line, excepting the entry way for truck deliveries from the alley at the northwest corner of the site which shall provide a sliding security gate; that a waiver of the alley barrier requirement shall be obtained by the applicant from the City Council; that there shall be no public access to the site via the alley abutting the site to the north; that a minimum 4' high solid wood fence shall be provided on the west lot line beginning at the alley line and running south for a distance of approximately 50 feet so as to prevent headlights from projecting onto the residential buildings existing on the west side of N. Parkside Avenue; that landscaping shall be provided in accordance with applicable provisions of the Chicago Landscape Ordinance; 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: Walgreens Corp., by Sherwood Blitstein-Centrum Properties, Inc. **CAL. NO.** 466-96-S

APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 20, 1996

PREMISES AFFECTED- 5200-46 N. Broadway

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Nick Kladis **CAL. NO.** 467-96-S
APPEARANCES FOR: John J. George, Nick Kladis **MAP NO.** 10-D
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1997
PREMISES AFFECTED- 4300-36 S. Lake Park 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, Nick Kladis, for Chicago Trust Co., Tr. #49005, owner, on October 9, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 108 private passenger automobiles, in a B5-3 General Service District, on premises at 4300-36 S. Lake Park Avenue, to satisfy the parking requirement for a grocery store and its expansion located at 4301 S. Lake Park Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 225, 1996; and

WHEREAS, the district maps show that the premises is located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 2, 1996, the City Council rezoned the subject site from B4-3 Restricted Service and R5 General Residence to B5-3 General Service District; that the subject site is an irregular shaped 50,403 sq.ft. lot improved as a parking lot; that the applicant proposes to establish an off-site accessory parking lot for 108 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a grocery store and its expansion located at 4301 S. Lake Park Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the continued use of the premises as an off-site accessory parking lot to serve a grocery store located directly east across S. Lake Park Avenue from the subject site, 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

MINUTES OF MEETING

December 20, 1996

Cal. No 467-97-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 108 private passenger automobiles, on premises at 4300-36 S. Lake Park Avenue, to satisfy the parking requirement for a grocery store and its expansion located at 4301 S. Lake Park Avenue, upon condition that the following conditions shall be complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that wrought-iron fencing shall be provided on the west, north and east lot lines, excepting driveways; that 6 feet high solid wood fencing shall be provided on the south lot line and that portion of the west lot line that abuts residential property to screen the proposed parking lot from abutting residential properties; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from driveways located on S. Lake Park Avenue and on S. Greenwood Avenue; that the alley abutting the subject site to the south shall not be used for ingress nor for egress; that the lot shall be securely locked at all times when not in use by the grocery store at 4301 S. Lake Park Avenue; that landscaping shall be provided consistent with the site plan prepared by Warman, Olsen & Warman, Ltd., dated September 11, 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 and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: First National Bank of LaGrange , Tr. #3201 **CAL. NO.** 468-96-S
APPEARANCES FOR: John J. George **MAP NO.** 4-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 1545-59 S. State Street December 20, 1996
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

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

THE RESOLUTION:

WHEREAS, First National Bank of LaGrange, Tr. #3201, owner, on October 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor (accessory parking) in the conversion of a 7-story brick building to 81-dwelling units, in a B4-5 Restricted Service District, on premises at 1545-59 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-4 (3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 October 2, 1996, the City Council rezoned the subject site from C2-4 General Commercial to B4-5 Restricted Service zoning specifically for the proposed residential development; that the subject site is a 18,609 sq.ft. lot improved with a vacant 7-story warehouse/loft building; that the applicant proposes to convert the existing building to contain 81 dwelling units and convert the basement and ground floor to indoor required parking spaces; that the proposed use is necessary for the public convenience at this location in that there is no demand for business space in this area but a continuing demand for residential space; that the nature of the parking provided is so designed, located and proposed to be operated that the public health, safety and welfare will be protected; that the proposed use will not cause substantial injury to the value of other property in the area in that the conversion of the existing 7-story building to 81 dwelling units will be consistent with the trend to residential conversion in the area and that the interior basement and ground floor parking is merely an extension of the proposed residential units; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 468-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor (accessory parking) in the conversion of a 7-story brick building to 81-dwelling units, on premises at 1545-59 S. State 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: First National Bank of LaGrange, Tr. #3201 **CAL. NO.** 469-97-Z

APPEARANCES FOR: John J. George **MAP NO.** 4-E

APPEARANCES AGAINST: **MINUTES OF MEETING:**

December 20, 1996

PREMISES AFFECTED- 1545-59 S. State Street

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

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

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

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

THE RESOLUTION:

WHEREAS, First National Bank of LaGrange, Tr. #3201, owner, on October 2, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-5 Restricted Service District, the conversion of a 7-story brick building to 81-dwelling units with no provision for one required loading berth, on premises at 1545-59 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-4 (3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 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 the proposed use is to be located in a B4-5 Restricted Service District; that on December 20, 1996, the Zoning Board of Appeals approved the establishment of dwelling units below the 2nd floor (accessory parking) in the conversion of a 7-story brick building to 81-dwelling units at the subject site in Cal. No. 468-96-S; that the 1st floor of the subject building is 4 feet above grade level and takes up the entire lot and is bordered on two sides by elevated railroad tracks; 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 due to the configuration of the existing lot and building there is no place on the subject lot or within the building for provision of a loading berth; that the plight of the owner is due to unique circumstances in that the elevated railroad tracks abutting the site and their support columns limits the space needed in order to provide a loading berth; that the building abuts a wide alley and contains a large overhead door which will adequately serve for in and out movement and the waiver of the one required loading berth will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 469-96-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 conversion of a 7-story brick building to 81-dwelling units with no provision for one required loading berth, on premises at 1545-59 S. State 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: John B. McCauley

CAL. NO. 470-06-Z

APPEARANCES FOR: John B. McCauley

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1826 W. School Street

December 20, 1996

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, John B. McCauley, for Chicago Title & Trust, Tr. #1071421, owner, on November 1, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the east side of the attic of a 1 ½ story frame single-family dwelling on the rear of the lot additionally improved with a 2-story brick two dwelling unit building on the front of the lot, whose east side yard will be 3.24' instead of 5.16', whose rear yard will be 0.22' instead of 30', and which dormering will result in a 15% (880 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 1826 W. School Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.6-3, 7.8-3 (2), 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 36' x 125.08' lot improved with a 1 ½ story frame single-family dwelling on the rear of the lot with the subject dormer on the east side of the building and a 2-story greystone two dwelling unit building on the front of the lot; that the said dormering of the east side of the attic in the 1 ½ story single-family dwelling results in an 880 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 said dormer addition is necessary to provide additional living space in the rear 1 ½ story single-family dwelling; that the plight of the owner is due to unique circumstances in that the said dormer was constructed by a roofing contractor and structural engineer without knowledge of any potential zoning code violations; that the said dormer addition does not overhang the existing single-family dwelling or 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

December 20, 1996

Cal. No. 470-96-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 east side of the attic of a 1 ½ story frame single-family dwelling on the rear of the lot additionally improved with a 1-story brick two dwelling unit building on the front of the lot, whose east side yard will be 3.24' instead of 5.16', whose rear yard will be 0.22' instead of 30', and which dormering will result in a 15% (880 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 1826 W. School 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: Bickerdike Redevelopment **CAL. NO.** 471-96-S

APPEARANCES FOR: Cheryl R. Jackson **MAP NO.** 3-1

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

PREMISES AFFECTED- 1531-39 N. California 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, Bickerdike Redevelopment Corp., owner, on October 7, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 32 private passenger automobiles, in an R5 General Residence District, on premises at 1531-39 N. California Avenue, to serve the Public Assistance building at 2749 W. North Avenue and other businesses in the immediate area; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 2, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-5, 7.4-4 (4), 7.12-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice by publication in the Chicago Sun-Times on November 25, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 99.67' x 138.95 unimproved lot; that the applicant proposes to establish an accessory parking lot for 32 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve the employees of the Public Assistance building at 2749 W. North Avenue and employees of other businesses located within a 500' radius of the subject site lot; 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 the proposed use will be an improvement of a vacant lot and with landscaping and decorative fencing, 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 32 private passenger automobiles, on premises at 1531-39 N. California Avenue, to serve the Public Assistance building at 2749 W. North Avenue and other businesses in the immediate area, upon condition that no use shall be made of the lot for the purpose requested until the following

MINUTES OF MEETING

December 20, 1996

Cal. No. 471-96-S

conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of employees of the Public Assistance building at 2749 W. North Avenue and employees of other businesses located within a 500' radius of the subject site lot and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that wrought-iron fencing shall be provided on the west lot line, excepting the driveway and pedestrian walkway; that chain link fencing shall be provided on the north, east and south lot lines; that striping shall be provided; that lighting directed away from abutting residential property shall be provided; that ingress and egress shall be from N. California Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that a 5 to 6' high operable sliding gate with key card readers shall be provided at the N. California entrance; that landscaping shall be provided consistent with the site plan prepared by Landon Architects, dated May 30, 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: Tessies's Jewelry & Loan, Inc. **CAL. NO.** 472-96-S
APPEARANCES FOR: Gary I. Wigoda, Eleazar Sagun **MAP NO.** 11-1
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 4625 N. Kedzie 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, Tessie's Jewelry & Loan, Inc, for Eleazar Sagun, Domingo Cabal and Tersite Cabal, owner, on November 5, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 3-story brick building, in a B4-2 Restricted Service District, on premises at 4625 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 3-story brick building occupied by a licensed operating jewelry store; that the applicant proposes to establish a pawn shop operation in conjunction with the retail jewelry store operation at the subject site; that the proposed pawn shop use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop in that daily reports of all merchandise received are filed with the district police command to insure against receipt of stolen property and that the proposed pawn shop will be operated in compliance with all applicable city and state regulations governing the establishment and operation of pawn shops; that the proposed pawn shop is 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

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

MINUTES OF MEETING

December 20, 1996

Cal. No. 472-96-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 pawn shop in a 3-story brick building, on premises at 4625 N. Kedzie Avenue, upon condition that all applicable provisions of city and state ordinances governing the establishment and operation of pawn shops shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ena Dahm **CAL. NO.** 473-96-S
APPEARANCES FOR: Jack Guthman, Ena Dahm **MAP NO.** 1-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 114 N. Aberdeen 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, Ena Dahm, owner, on October 16, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 6-story 6-dwelling unit townhouse building, in a B4-3 Restricted Service District, on premises at 115 N. Aberdeen Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 30, 1996, the City Council rezoned the subject site from C3-3 to a B4-3 Restricted Service District, specifically for the proposed residential development; that the subject site is a 50' x 115' lot improved with a 3-story former firehouse building which was later converted to residential/office use and an automobile repair shop; that the applicant proposes to construct a 6-story 6-dwelling unit townhouse building at the subject site with the ground floor primarily dedicated to off-street parking for 12 automobiles; that the proposed use is necessary for the public convenience at this location in that there is no demand for ground floor business uses in this area which is undergoing substantial residential development; that the nature of the parking provided is so designed, located and proposed to be operated that the public health, safety and welfare will be protected; that access to the ground floor parking garage will be from N. Aberdeen Street and the alley immediately west of the development; that the proposed 6-dwelling unit townhouse development will be compatible with the current residential development in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

MINUTES OF MEETING

December 20, 1996

Cal. No. 473-96-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 a proposed 6-story 6-dwelling unit townhouse building, on premises at 114 N. Aberdeen 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: Ena Dahm **CAL. NO.** 474-96-Z
APPEARANCES FOR: Jack Guthman, Ena Dahm **MAP NO.** 1-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 114 N. Aberdeen 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, Ena Dahm, owner, on October 6, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 6-story 6-dwelling unit townhouse building, with no front yard instead of 13.8', with no north side yard instead of 5' and with no rear yard instead of 30', on premises 114 N. Aberdeen Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 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 December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on December 20, 1996, the Board approved the establishment of dwelling units below the 2nd floor in a proposed 6-story 6-dwelling unit townhouse building at the subject site, in Cal. No. 473-96-S; that the subject site is a 50' x 115' lot improved with a 3-story former firehouse building which was converted to residential/office use and which abuts public alleys to the west and south; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary in order to make the proposed project economically feasible; that the plight of the owner is due to shallow depth of the subject lot which is also situated at the intersection of two alleys, all of which imposes design limitations on the property; that the proposed 6-townhouse building will be compatible with the substantial residential development in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 474-96-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 6-story 6-dwelling unit townhouse building, with no front yard instead of 13.8', with no north side yard instead of 5' and with no rear yard instead of 30', on premises at 114 N. Aberdeen 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: Jeanine Carroccio

APPEARANCES FOR: Aaron Spivak, Jeanine Carroccio

APPEARANCES AGAINST:

PREMISES AFFECTED- 1422-24 N. Orleans Street

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

CAL. NO. 475-96-S

MAP NO. 3-F

MINUTES OF MEETING:
December 20, 1996

APPLICATION APPROVED.

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, Jeanine Carroccio, owner, on October 18, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 4-story 6-dwelling unit building, in a B4-3 Restricted Service District, on premises at 1422-24 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 8.4-4, 8.7-4, 8.10-4 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 50' x 100'+ lot with no alley access and is improved with a vacant frame residential building; that the applicant proposes to demolish the existing building and erect a 4-story 6-dwelling unit building at the subject site and provide ground floor parking spaces for 6 automobiles; that the proposed use is necessary for the public convenience at this located in that there is no demand for business space in this area but a continuing demand for residential space; that the nature of the parking provided is so designed, located and proposed to be operated that the public health, safety and welfare will be protected; that the proposed use will not cause substantial injury to the value of other property in the area in that the proposed 4-story 6-dwelling unit building will be compatible with the existing mixed business and residential improvements in the area and that the interior ground floor parking is merely an extension of the proposed residential units; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 4-story

MINUTES OF MEETING

December 20, 1996

Cal. No. 475-96-S

6 dwelling unit building, on premises at 1422-24 N. Orleans 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: Jeanine Carroccio **CAL. NO.** 476-96-Z
APPEARANCES FOR: Aaron Spivak, Jeanine Carroccio **MAP NO.** 3-F
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 1422-24 N. Orleans 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, Jeanine Carroccio, owner, on October 18, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 4-story 6-dwelling unit building, whose side yards will be 3' each instead of 5' each, whose rear yard will be 19.75' instead of 30' and with no provision for one required loading berth, on premises at 1422-24 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 8.4-4, 8.7-4, 8.10-4 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises are 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 B4-3 Restricted Service District; that on December 20, the Zoning Board of Appeals approved the establishment of dwelling units below the 2nd floor (accessory parking) in a proposed 4-story 6-dwelling unit building, at the subject site, in Cal. No. 475-96-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 variations requested are necessary to provide adequate living space in the dwelling units because of the addition of interior ground floor parking; that the plight of the owner is due to the site having no rear alley and the necessity of providing adequate living space in the proposed dwelling units while providing an internal stairway and interior garage parking; that the building will be developed as condominium dwelling units creating a minimum of in and out movement which negates the need for a loading berth; that the proposed residential development will be compatible with the mixed business and residential improvements in the area and that the variations, if granted will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 476-96-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 it hereby is granted to permit the erection of a 4-story 6-dwelling unit building, whose side yards will be 3' each instead of 5' each, whose rear yard will be 19.75' instead of 30' and with no provision for one required loading berth, on premises at 1422-26 N. Orleans 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: Chicago City Outreach Center

CAL. NO. 477-96-S

APPEARANCES FOR: Joseph P. Gattuso

MAP NO. 2-J

APPEARANCES AGAINST: A. Greer

MINUTES OF MEETING:
December 20, 1996

PREMISES AFFECTED- 3350 W. Jackson Boulevard

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, Chicago City Outreach Center, for Fifth City, Inc., owner, on October 11, 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 80 homeless persons in the 2nd floor and basement of a 2-story brick building, in a C1-3 Restricted Commercial District, on premises at 3350 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 11, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with a 2-story with full basement brick building; that the applicant is an Illinois not-for-profit corporation which is the central intake organization which handles homeless persons sent to it by the Chicago Department of Human Services; that the applicant conducts a in-depth interview to determine the type and range of services required by the homeless person and later refers the person to the appropriate agencies that can meet those needs; that the applicant proposes to establish a transitional shelter for up to 80 homeless persons in the 2nd floor and basement of the 2-story brick building at the subject site; that the proposed shelter will serve homeless women with children, men with children and two-parent families; that a core staff of eleven persons will be provided; that the proposed facility will be staffed 24 hours daily; that the proposed facility will provide a program of various services including job search programs and referral services while providing food, clothing and shelter needed during the transitional phase; that the residents must accept and adhere to stringent rules and guidelines in order to stay at the proposed facility; that the proposed transitional shelter is necessary for the public convenience at this location in that the Department of Human Services has determined that a central intake facility is needed on the City's west side; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth

MINUTES OF MEETING

December 20, 1996

Cal. No. 477-96-S

and that the facility shall comply with all applicable provisions of municipal and state ordinances governing the establishment of transitional shelters; that the subject building will be renovated to accommodate the proposed transitional shelter and will be an improvement in this area which contains many vacant lots and buildings 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 shelter for up to 80 homeless persons in the 2nd floor and basement of a 2-story brick building, on premises at 3350 W. Jackson Boulevard, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the basement and 2nd floor of the subject premises shall not be used as a transitional shelter until the building complies with all applicable code regulations; and that all other 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 premises 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 women with children, men with children and two-parent 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: Western Recycling, Ltd.

CAL. NO. 478-96-S

APPEARANCES FOR:

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 4613 W. Grand Avenue/4612 W. North Avenue

December 20, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 21, 1997.

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: Western Recycling, Ltd.

CAL. NO. 479-96-S

APPEARANCES FOR:

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 20, 1996

PREMISES AFFECTED- 4545 W. Grand Avenue/1638 N. Kolmar Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 21, 1997.

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: Tae Hwan Han

CAL. NO. 480-96-A

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED-

1101 W. Granville Avenue

December 20, 1996

SUBJECT-

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
FEBRUARY 21, 1997.

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: Sundance Holdings, Inc. **CAL. NO.** 481-96-S
APPEARANCES FOR: Bernard I. Citron **MAP NO.** 4-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 1515 S. Michigan Avenue December 20, 1996
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sundance Holdings, Inc., for Atlas-Gelibter, Inc. and National Parking Corp., owner, on October 23, 1996, filed an application for a special use under the zoning ordinance for the establishment of dwelling units below the 2nd floor in a proposed 3-story 4-dwelling unit townhouse building, in a B4-4 Restricted Service District, on premises at 1515 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 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 8.3-4A (1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 11, 1996, the City Council rezoned the subject site from a C3-5 Commercial-Manufacturing District to a B4-4 Restricted Service District, specifically for the proposed residential building; that the subject site is a 50' x 102.5' unimproved lot; that the applicant proposes to erect at the subject site a 3-story 4-dwelling unit townhouse building with dwelling units below the 2nd floor and with on-site parking for 4 automobiles; that the proposed 4-dwelling unit townhouse building is part of a three residential building development proposed for this block of S. Michigan Avenue, the other two proposed buildings to be located at 1523-25 S. Michigan Avenue and 1537 S. Michigan Avenue, respectively, and are subjects of applications in Nos. 483-96-S and 484-97-Z (1523-25 S. Michigan Avenue) and 485-96-S and 486-96-Z (1537 S. Michigan Avenue); that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area but a growing trend toward residential units in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the proposed residential project including the subject residential use on the ground floor, will be compatible with the growing residential trend in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 481-96-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 a proposed 3-story 4-dwelling unit townhouse building, on premises at 1515 S. Michigan Avenue, upon condition that the applicant builds in substantial compliance with the site plan prepared by Fitzgerald Associates, Architects, dated November 26, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sundance Holdings, Inc.

CAL. NO. 482-96-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 20, 1996

PREMISES AFFECTED- 1515 S. Michigan Avenue

SUBJECT- Application for the approval of a special use.

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, Sundance Holdings, Inc., for Atlas-Gelibter, Inc. and National Parking Corp., owner, on October 23, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 3-story 4-dwelling unit townhouse building, whose front yard will be 1 foot instead of 12.3 feet and with no rear yard instead of 30 feet, on premises at 1515 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago specifically, Section 8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-4 Restricted Service District; that on December 20, 1996, the Zoning Board of Appeals approved the establishment of dwelling units below the 2nd floor in a proposed 3-story 4-dwelling unit townhouse building, at the subject site, in Cal. No. 481-96-S; that the subject site is a 50' x 102.5' unimproved 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 requested yard variations are necessary to erect the 3-story 4-dwelling unit townhouse building as designed to make the project economically feasible; that the plight of the owner is due to the short depth of the subject lot and the necessity of providing four on-site parking spaces; that the proposed 3-story 4-dwelling unit townhouse building will be consistent with the existing improvements in the block which have no setbacks and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 482-96-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 4-dwelling unit townhouse building, whose front yard will be 1 foot instead of 12.3 feet and with no rear yard instead of 30 feet, on premises at 1515 S. Michigan 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: Sundance Holdings, Inc. **CAL. NO.** 483-96-S
APPEARANCES FOR: Bernard I. Citron **MAP NO.** 4-E
APPEARANCES AGAINST:
PREMISES AFFECTED- 1523-25 S. Michigan Avenue **MINUTES OF MEETING:**
December 20, 1996
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sundance Holdings, Inc., for Atlas-Gelibter, Inc. and National Parking Corp., owner, on October 23, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in an existing 3-story building and proposed 4th story addition all of which will contain 52 dwelling units and accessory parking in the basement, in a B4-4 Restricted Service District, on premises at 1523-25 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 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 8.3-4A (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 11, 1996, the City Council rezoned the subject site from a C3-5 Commercial-Manufacturing District to a B4-4 Restricted Service District specifically for the proposed residential development; that the subject site is a T-shaped 27,922 sq.ft. lot improved with a 3-story building; that the applicant proposes to establish dwelling units below the 2nd floor in the existing building at the subject site and erect a 4th story addition all of which will contain 52 dwelling units and accessory parking in the basement; that the proposed 4-story 52-dwelling unit building with basement parking is the anchor building of a proposed three residential building development proposed for this block of S. Michigan Avenue, the other proposed buildings to be located at 1515 S. Michigan Avenue and 1537 S. Michigan Avenue, respectively, and subjects of application Nos. 481-96-S and 482-97-Z (1515 S. Michigan Avenue and 485-97-S and 486-96-Z (1537 S. Michigan Avenue); that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area but a growing trend toward residential units in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the proposed residential

MINUTES OF MEETING

December 20, 1996

Cal. No. 483-96-S

project including the subject residential use on the ground floor, will be compatible with the growing residential trend 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 dwelling units below the 2nd floor in an existing 3-story building and proposed 4th story addition all of which will contain 52 dwelling units and accessory parking in the basement, on premises at 1523-25 S. Michigan Avenue, upon condition that the applicant builds in substantial compliance with the site plan prepared by Fitzgerald Associates, Architects, dated November 26, 1996; and that all applicable ordinances of City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sundance Holdings, Inc.

CAL. NO. 484-96-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 1523-25 S. Michigan Avenue

December 20, 1996

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

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

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

THE RESOLUTION:

WHEREAS, Sundance Holdings, Inc., for Atlas-Gelibter, Inc., and National Parking Corp., owner, on October 23, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 4th story 98.85' x 153.5' addition to an existing 3-story building all of which will contain 52 dwelling units and accessory parking in the basement, whose front yard will be 8' instead of 15' and with no rear yard instead of 30', on premises at 1523-25 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-4 Restricted Service District; that on December 20, 1996, the Zoning Board of Appeals approved the establishment of dwelling units below the 2nd floor in an existing 3-story building and proposed 4th story addition all of which will contain 52 dwelling units and accessory parking in the basement, at the subject site, in Cal. No. 483-96-S; that the applicant proposes erect a 4th story 98.85' x 153.5' addition in the conversion of the existing 3-story building at the subject site to 52 dwelling units; that the proposed 4th story addition will be set back 8' from the street facade of the 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 requested front and rear yard variations are necessary to make the proposed residential project economically feasible; that the plight of the owner is due to the short depth of the subject lot and the utilization of the existing 3-story building as it presently exists on the subject lot; that the proposed variations, if granted, will not alter the essential character of the locality in that the proposed 52-dwelling unit building will be consistent with the existing improvements in the block which have no setbacks; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 484-96-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 4th story 98.85' x 153.5' addition to an existing 3-story building all of which will contain 52 dwelling units and accessory parking in the basement, whose front yard will be 8' instead of 15' and with no rear yard instead of 30', on premises at 1523-25 S. Michigan 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: Sundance Holdings, Inc.

CAL. NO. 485-96-S

APPEARANCES FOR: Bernard I. Citron

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:

December 20, 1996

PREMISES AFFECTED- 1537 S. Michigan Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sundance Holdings, Inc., for Atlas-Gelibter, Inc. and National Parking Corp., owner, on October 23, 1996, filed an application for a special use under the zoning ordinance for the approval of dwelling units below the 2nd floor in a proposed 3-story 4-dwelling unit townhouse building, in a B4-4 Restricted Service District, on premises at 1537 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 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 8.3-4A (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 11, 1996, the City Council rezoned the subject site from a C3-5 Commercial-Manufacturing District to a B4-4 Restricted Service District, specifically for the proposed residential building; that the subject site is a 52' x 102.5' unimproved lot; that the applicant proposes to erect a 3-story 4-dwelling unit townhouse building with dwelling units below the 2nd floor and on-site parking for 4 automobiles; that the proposed 4-dwelling unit townhouse building is part of a three residential building development proposed for his block of S. Michigan Avenue, the other proposed buildings to be located at 1515 S. Michigan Avenue and 1523-25 S. Michigan Avenue, respectively, and are subject of applications in Nos. 481-96-S and 482-96-Z (1515 S. Michigan Avenue) and 483-96-S and 484-96-Z (1523-25 S. Michigan Avenue; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area and there is a growing trend toward residential units in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the proposed residential project including

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

MINUTES OF MEETING

December 20, 1996

Cal. No. 485-96-S

residential use on the ground floor, will be compatible with the growing residential trend 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 dwelling units below the 2nd floor in a proposed 3-story 4-dwelling unit townhouse building, on premises at 1537 S. Michigan Avenue, upon condition that the applicant builds in substantial compliance with the site plan prepared by Fitzgerald Associates, Architects, dated November 26, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

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

APPLICANT: Sundance Holdings, Inc. **CAL. NO.** 486-96-Z
APPEARANCES FOR: Bernard I. Citron **MAP NO.** 4-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 1537 S. Michigan Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

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

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

THE RESOLUTION:

WHEREAS, Sundance Holdings, Inc., for Atlas-Gelibter, Inc. and National Parking Corp., owner, on October 23, 1996, filed an application for a variation of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a 3-story 4-dwelling unit townhouse building, whose front yard will be 1', whose south side yard will be 3', and with no rear yard instead of 12.3', 6', and 30', respectively, on premises at 1537 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in a B4-4 Restricted Service District; that on December 20, 1996, the Zoning Board of Appeals approved the establishment of dwelling units below the 2nd floor in a proposed 3-story 4-dwelling unit townhouse building, at the subject site, in Cal. No. 485-96-S; that the subject site is a 52' x 102.5' unimproved 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 requested yard variations are necessary to erect the 3-story 4-dwelling unit townhouse building as designed to make the project economically feasible; that the plight of the owner is due to the short depth of the subject lot and the necessity of providing four on-site parking spaces; that the proposed 3-story 4-dwelling unit building, will be consistent with existing improvements in the block which have no setbacks and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 486-96-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 4-dwelling unit townhouse building, whose front yard will be 1', whose south side yard will be 3', and with no rear yard instead of 12.3', 6', and 30', respectively, on premises at 1537 S. Michigan 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: Ruby C. Wilson **CAL. NO.** 487-96-A
APPEARANCES FOR: Ruby C. Wilson **MAP NO.** 16-G
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 6956-58 S. Halsted 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, Ruby C. Wilson, for Gwendolyn R. Dorsey (deceased), owner, on October 3, 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 in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 6956-58 S. Halsted Street; and

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

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

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 1-story brick building occupied by a hand car wash; that on June 14, 1985, the Board sustained an appeal permitting the establishment of a hand car wash operation in a portion of a 1-story brick building, at the subject site, in Cal. No. 208-85-A; that the appellant purchased the subject hand car wash business from the estate of the previous owner in August, 1996; the hand car wash is conducted in one wash bay and utilizes no automatic equipment; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to continue the use of the building as a hand car wash business; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a hand car wash in a 1-story brick building, on premises at 6956-58 S. Halsted Street, upon condition that no mechanical devices are used in the operation; that no automobiles that are waiting to be washed shall impede the use of the public alley; 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: Ambrosio & Guadalupe Lopez **CAL. NO.** 488-96-A
APPEARANCES FOR: Ariel Valdes **MAP NO.** 14-J
APPEARANCES AGAINST: **MINUTES OF MEETING:**
PREMISES AFFECTED- 3641 W. 57th Street December 20, 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		

THE RESOLUTION:

WHEREAS, Ambrosio and Guadalupe Lopez, for Ambrosio Lopez, owner, on October 7, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1-story frame building as a single-family dwelling on the rear of the lot additionally improved with a 1 ½ story 2-dwelling unit building on the front of the lot, in an R2 Single-Family Residence District, on premises at 3641 W. 57th Street; 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; 7.3-2, 7.5-2."

and

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

WHEREAS, the district maps show that the premises are locate din an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story frame building on the rear of a lot additionally improved with a 1 ½ story 2-dwelling unit building on the front of the lot; that the evidence presented indicates that the 1-story frame building at the rear of the lot has been occupied as single-family dwelling since prior to the adoption of the 1942 comprehensive amendment to the zoning ordinance; that the appellants have a right to continue the occupancy of the rear building as a single-family dwelling provided the building is brought into compliance with applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 1-story frame building as a single-family dwelling at the rear of the lot additionally improved with a 1 ½ story 2-dwelling unit building on the front of the lot, on premises at 3641 W. 57th Street, upon condition that the 1-story frame building on the rear of the lot is brought into compliance with 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: Jeff Gerber **CAL. NO.** 489-96-A

APPEARANCES FOR: Gary I. Wigoda, Jeff Gerber **MAP NO.** 7-G

APPEARANCES AGAINST: David Stix **MINUTES OF MEETING:**
December 20, 1996

PREMISES AFFECTED- 1219 W. George 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, Jeff Gerber, owner, on October 10, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit additions at the rear of a 1 & 2 ½ story frame non-conforming 2-dwelling unit building, in an M1-2 Restricted Manufacturing District, on premises at 1219 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 9, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 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 December 20, 1996; and

WHEREAS, the district maps show that the premises is located in a 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 an irregular shaped 24' x 126'+ lot and improved with a 1 and 2 ½ story frame non-conforming 2-dwelling unit building and garage at the rear of the site; that the applicant proposes to erect additions at the rear of the subject building and demolish the existing one car garage at the rear of the lot in order to provide on-site parking space for two automobiles; that although the district in which the subject site is located is zoned Manufacturing, the immediate area is predominantly residence 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 said additions are well below the permitted floor area ratio for the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

MINUTES OF MEETING

December 20, 1996

Cal. No. 489-96-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 additions at the rear of a 1 and 2 ½ story frame non-conforming 2-dwelling unit building, on premises at 1219 W. George Street, upon condition that the said building and proposed additions are brought into compliance with 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: Vincent Parednis

CAL. NO. 490-96-A

APPEARANCES FOR:

MAP NO. 12-1

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 5259 S. Troy Street

December 20, 1996

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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: Frank Soberski

CAL. NO. 491-96-A

APPEARANCES FOR: Frank Soberski

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 20, 1996

PREMISES AFFECTED- 2710-16 N. Kedzie 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, Frank Soberski, owner, on October 11, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a 3-story brick building as 15 dwelling units, in an R4 General Residence District, on premises at 2710-16 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 10, 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."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 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 premise, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with and 3-story brick apartment building; that the appellant purchased the subject building in 1979 and has operated it as a 15-dwelling unit building; that the subject lot area contains 4,700 sq. ft. that the minimum lot area required for a dwelling unit in an R4 General Residence District is 900 sq. ft.; that the subject site has insufficient off-street parking space to satisfy the parking requirement for the existing building; that no evidence was presented to indicate that 15 dwelling units existed in the subject building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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: Bong Kim

CAL. NO. 492-96-A

APPEARANCES FOR:

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
December 20, 1996

PREMISES AFFECTED- 1325 S. State Street

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

ACTION OF BOARD--

THE VOTE

CASE CONTINUED TO
MARCH 21, 1997.

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: Robert Frankel **CAL. NO.** 493-96-S
APPEARANCES FOR: Gary I. Wigoda, Robert Frankel **MAP NO.** 4-E
APPEARANCES AGAINST: **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 1635 S. Michigan Avenue
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Frankel, owner, on October 23, 1996, filed an application for a special use for the approval of the location and the establishment of an off-site accessory parking lot for 26 private passenger automobiles, in a C2-4 General Commercial District, on premises at 1635 S. Michigan Avenue, to serve a residential/commercial building at 1603 S. Michigan Avenue; and

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 26, 1996; and

WHEREAS, the district maps show that the premises is located in a C2-4 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-4 General Commercial District; that the subject site is a 50' x 163.5' unimproved lot; that the applicant proposes to established an off-site accessory parking lot for 26 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to serve a 12-dwelling unit and commercial use building at 1603 S. Michigan Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the mixed residential and commercial 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 26 private passenger automobiles, on premises at 1635 S. Michigan Avenue, to serve a residential/commercial building at 1603 S. Michigan Avenue, upon condition that no use shall be made of the premises for the use requested until the following conditions shall be complied with: that the lot

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December 20, 1996

Cal. No. 493-96-S

shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that wrought iron fencing shall be provided on the east, south and west lot lines, excepting the driveway; that concrete wheel stops shall be provided on the north lot line; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Michigan Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that landscaping shall be installed as shown on the landscape plan prepared by Fitzgerald Associates, Architects, dated August 1, 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: Hosanna Harvest Assembly **CAL. NO.** 494-96-S
APPEARANCES FOR: Richard Klawiter **MAP NO.** 34-E
APPEARANCES AGAINST: Calvin Matthies **MINUTES OF MEETING:**
December 20, 1996
PREMISES AFFECTED- 13750 S. Leyden Avenue
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

	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, Hosanna Harvest Assembly, for James Cloutier & Jearlene Cost, owner, on October 23, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 50-seat church in a 2-story brick building, in a C1-1 Restricted Commercial District, on premises at 13750 S. Leyden Avenue, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 23, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago; specifically, Section 9.4-1."
 and

WHEREAS, a public hearing was held on the application by the Zoning Board of Appeals at its regular meeting held on December 20, 1996 after due notice thereof by publication in the Chicago Sun-Times on November 25, 1996; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is improved with a 2-story brick store and apartment building containing an operating hardware store on the first floor; that the applicant is the contract purchaser of the subject property and proposes to establish a 50-seat church at the subject site; that the pastor of the applicant church testified that the church is presently located in Evanston, Illinois and that services are held at various locations; that the members of the congregation live in Evanston, the suburbs and other areas of Chicago; that no evidence was presented to indicate that the establishment of a church is necessary for the public convenience at this location; that the use of the premises as a 50-seat church will contribute to parking congestion in the area in that there is little or no on-site parking spaces available on the property; that no evidence was presented to indicate that the establishment of a church at the subject site would not be deleterious 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 denied.

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

APPLICANT: Raymond J. Krumsee **CAL. NO.** 495-96-A

APPEARANCES FOR: John J. Pikarski, Jr., Raymond J. Krumsee **MAP NO.** 1-H

APPEARANCES AGAINST: **MINUTES OF MEETING:**

PREMISES AFFECTED- 2100 W. Huron Street December 20, 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		

THE RESOLUTION:

WHEREAS, Raymond J. Krumsee, owner, on October 15, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 3 additional dwelling units in substitution of business space on the ground floor of a 4-story brick store and 9-dwelling unit building for a total of 12 dwelling units, in an R3 General Residence District, on premises at 2100 W. Huron Street;

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 10, 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 7.5-2."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 4-store brick store and 9-dwelling unit building built in the 1890's; that the applicant seeks to certify 3 additional dwelling units in substitution of business space on the ground floor of the 4-story brick building at the subject site for a total of 12 dwelling units; that evidence presented indicates that 9-dwelling units have existed in the subject building prior to the adoption of the 1923 zoning ordinance; that the change of use of non-conforming business space to three 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 applicant 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 3 additional dwelling units in substitution of business space on the

MINUTES OF MEETING

December 20, 1996

Cal. No. 495-97-A

ground floor of a 4-story brick store and 9-dwelling unit building for a total of 12 dwelling units, on premises at 2100 W. Huron Street, upon condition that the subject 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.

MINUTES OF MEETING

December 20, 1996

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on January 17, 1997.

Marvin Rest
Secretary