

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

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held in Room 569 County Building on June 21, 1996  
at 9:00 A.M. and 2:00 P.M.

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

Thomas S. Moore  
Vice Chairman  
Demetri Konstantelos  
Gigi McCabe-Miele  
LeRoy K. Martin, Jr.

**MINUTES OF MEETING**

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Member Konstantelos moved that the Board approve the minutes of the proceedings of the regular meeting held on May 17, 1996 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

**APPLICANT:** Yahuda Tzur, Sami Israel and Rueben Gabay **CAL. NO.** 103-96-Z  
**APPEARANCES FOR:** Richard Troy, Arvin Scott (new owner) **MAP NO.** 7-I  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 April 19, 1996 and  
**PREMISES AFFECTED-** 2800 N. Talman Avenue June 21, 1996  
**SUBJECT-** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Yahuda Tzur, Sami Israel and Rueben Gabay, for LaSalle National Trust N.A. as Successor Trustee of the Exchange National Bank, Tr. #6203, owner, on February 16, 1996, filed an application for a variation of the zoning ordinance to permit in an R5 General Residence District, the erection of a 3-story 55-dwelling unit townhouse building which includes preserving a portion of the existing building on a through lot, whose east front yard will range from 0' to 6' and whose west front yard will be 6' instead of each 15', with no southwesterly side yard instead of 20', and with no mid-point rear yard instead of 51', on premises at 2800 N. Talman Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 7.7-5, 7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on April 19, 1996 and June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on March 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 on March 6, 1996, the City Council rezoned the subject site from M1-1 Restricted Manufacturing to R5 General Residence specifically for the proposed use; that the new owner of the subject property, Arvin Scott, purchased the property in February, 1996, for the same price that the previous owners had paid for the property 12 years ago; that the subject site is a 60,045 sq.ft. irregularly shaped lot abutting a public alley on the north, a railroad embankment on the south, N. Washtenaw Avenue on the west and N. Talman Avenue on the east; that the lot is improved with several vacant 1, 2 & 3-story industrial buildings which presently exist in required yards; that it is proposed to remove the eastern parts of said buildings, retain the western parts and erect 3-story additions all of which will be used as 55 dwelling units; that 83 on-site parking spaces will be provided within the buildings which is 28 spaces more than the zoning ordinance requires; 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 proposal

**MINUTES OF MEETING**

April 19, 1996 and

June 21, 1996

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will maintain the historical type architecture by retaining some of the existing buildings and that the establishment of 55 dwelling units at the site on property that has not appreciated in value in the last 12 years is necessary to make the project economically feasible; that the plight of the owner is due to the desire of the applicant to retain portions of the architecturally desirable existing buildings in the project and that the existing buildings presently are located in required yards and that the requested variations are necessary in order to blend the proposed units with the existing units; that the proposed residential buildings as designed will essentially maintain the yards that have existed historically 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 3-story 55-dwelling unit townhouse building which includes preserving a portion of the existing building on a through lot, whose east front yard will range from 0' to 6' and whose west front yard will be 6' instead of each 15', with no southwesterly side yard instead of 20', and with no mid-point rear yard instead of 51', on premises at 2800 N. Talman 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:** Malcolm Morris **CAL. NO.** 104-96-Z  
**APPEARANCES FOR:** Gary I. Wigoda, Malcolm Morris **MAP NO.** 5-H  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 21, 1996  
**PREMISES AFFECTED-** 1650 N. Paulina 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
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Malcolm Morris, owner, on February 20, 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 4-dwelling unit townhouse building each with a detached two car garage along the south lot line, whose front yard will be 13' instead of 20', with no south side yard instead of 5.5', and whose rear yard will be 10' instead of 30', on premises at 1650 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-3, 7.8-3 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 June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on March 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 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 87' x 142.11' lot improved with a 3-story brick rectory building; that the lot has 87' frontage on N. Paulina Street and abuts a private alley at the rear and a 16' public alley along the south side; that the applicant proposes to remove the existing building and erect a 3-story 4-dwelling unit townhouse-style building at the site each with a detached two-car garage on the south end of the lot in order to access the abutting public alley; 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 it would be economically unfeasible to erect less than the 4 dwelling units as designed given the purchase price of the property, construction costs, estimated selling price, and the unusual configuration of the lot which abuts a public alley at its side and not at the rear as normally found; that the plight of the owner is due to the configuration of the subject lot which abuts a public alley along its south side and not at the rear of the lot as normally found thereby requiring the required parking to be located in the required side yard instead of it being located as a permitted obstruction in the rear yard if the lot had rear public alley access; that the proposed building will have a front yard similar

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to the existing front yards in the block; that the proposed south and rear yards abut alleys 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 3-story 4-dwelling unit townhouse building each with a detached two car garage along the south lot line, whose front yard will be 13' instead of 20', with no south side yard instead of 5.5', and whose rear yard will be 10' instead of 30', on premises at 1650 N. Paulina 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:** Christian Assembly Rios De Agua Viva, Inc.

**CAL. NO.** 107-96-S

**APPEARANCES FOR:**

**MAP NO.** 14-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 3001 W. 59th Street

June 21, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Lindo Mexico Restaurant

**CAL. NO.** 114-96-S

**APPEARANCES FOR:**

**MAP NO.** 7-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**PREMISES AFFECTED-** 2723-25 N. Lincoln Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		



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

**APPLICANT:** Lindo Mexico Restaurant

**CAL. NO.** 115-96-Z

**APPEARANCES FOR:**

**MAP NO.** 7-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

June 21, 1996

**PREMISES AFFECTED-** 2723-25 N. Lincoln Avenue

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

**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:** Curtis Smith **CAL. NO.** 130-96-Z  
**APPEARANCES FOR:** Howard Kilberg, Curtis Smith **MAP NO.** 7-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 21, 1996  
**PREMISES AFFECTED-** 1342 W. George 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
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Curtis Smith, owner, on March 13, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the raising of a 1-story with basement brick single-family dwelling on the rear of the lot to create a grade level 2-car garage and the dormering of the attic on a lot additionally improved with a 2-story brick 2-dwelling unit building at the front, whose west side yard will be 1' instead of 2.5', with no rear yard instead of 30', and which improvements will result in an 8.3% (339 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 1342 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 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 June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on April 1, 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 126' lot improved with a 2-story brick two-dwelling unit building on the front of the lot and the subject 1-story with basement brick single-family dwelling on the rear of the lot and which has no area available for any off-street parking; that the applicant proposes to raise the rear building 3 feet-7 inches, fill in the shallow basement to provide garage parking for 2 automobiles, and dormer the attic of the building, all of which will result in a 339 sq. ft. or 8.3% increase in the amount of floor area existing at the site 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 lack of any off-street parking at the site has made it difficult to rent the buildings; that the plight of the owner is due to unique circumstances in that the buildings at the site predate the zoning ordinance and the only way to establish off-street parking at the site would

**MINUTES OF MEETING**

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require razing the rear building; that the proposed improvements to the subject building will not change the footprint of the building and that a similarly improved building exists at the alley two doors east of the subject site, 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 raising of a 1-story with basement brick single-family dwelling on the rear of the lot to create a grade level 2-car garage and the dormering of the attic on a lot additionally improved with a 2-story brick 2-dwelling unit building at the front, whose west side yard will be 1' instead of 2.5', with no rear yard instead of 30', and which improvements will result in an 8.3% (339 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 1342 W. George 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:** Naomi Avendano

**CAL. NO.** 137-97-S

**APPEARANCES FOR:** Naomi Avendano

**MAP NO.** 5-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1474 W. Webster Avenue

June 21, 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, Naomi Avendano, for Arturo and Naomi Avendano, owner, on March 6, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an art gallery in a 1 ½ story frame building, in an M1-2 Restricted Manufacturing District, on premises at 1474 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.3-1."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun Times on April 1, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 25' x 136' lot improved with a 1 ½ story frame residential building; that the applicant proposes to establish an art gallery on the 1st floor with an office in the attic of the said building; that the proposed use is necessary for the public convenience at this location; that the proposed art gallery is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that the building will have to meet building code regulations for such use, off-street parking will be provided at the rear, and the use will be located in an area that is generally commercial in nature; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an art gallery in a 1 ½ story frame building, on premises at 1474 W. Webster Avenue, upon condition that at least two on-site parking spaces shall be provided behind the building; that the building shall comply with all building codes for such use 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: A T & T Wireless Services, Inc.

CAL. NO. 138-96-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 250 S. Wacker Drive

June 21, 1996

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION WITHDRAWN UPON  
MOTION OF APPLICANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: A T & T Wireless Services, Inc.

CAL. NO. 139-96-S

APPEARANCES FOR:

MAP NO. 18-B

APPEARANCES AGAINST:

MINUTES OF MEETING:  
June 21, 1996

PREMISES AFFECTED- 7100 S. South Shore Drive

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		

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 142-95-Z

Michael M. Kaplan, for Bejco Development Corporation, applicant, presented a written request for a further extension of time in which to obtain necessary building permits for the erection of a 3-story 3-dwelling unit townhouse condominium building, whose west front yard will be 6.5 feet instead of 13.15 feet, whose north side yard will be 2 feet instead of 3.1 feet, and with no east rear yard instead of 30 feet, on premises at 1605 N. Sedgwick Street/388 & 340 W. North Avenue., approved by the Board on June 16, 1995 in Calendar No. 142-95-Z, and for which an extension of time was granted December 15, 1995 to June 16, 1996.

Mr. Kaplan stated that the extension of time requested December 8, 1995 was due to the negotiation of the Redevelopment Agreement between Bejco Development Corporation and the City of Chicago (which owns most of the subject property) taking longer than the parties anticipated. Mr. Kaplan further stated that although the parties did eventually finalize the Redevelopment Agreement, the rainy weather these past months has hampered construction of the buildings and the applicant is in need of a further six months extension in which to obtain the necessary building permits.

Vice Chairman Moore moved that the request be granted and the time in which to obtain necessary building permits be extended to December 16, 1996. The motion prevailed by yeas and nays as follows:

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

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

**APPLICANT:** Mohammed S. Shah **CAL. NO.** 156-96-A  
**APPEARANCES FOR:** John J. Pikarski, Jr. **MAP NO.** 13-J  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
June 21, 1996  
**PREMISES AFFECTED-** 4941-45 N. St. Louis Avenue  
**SUBJECT-** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Mohammed S. Shah, owner, on February 23, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a brick 3-story with basement building as 14 dwelling units, in an R4 General Residence District, on premises at 4941-45 N. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1996, reads:  
 "Application not approved. Requested certification does not conform wit the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-4, 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 June 21, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 60' x 125' lot improved with a brick 3-story with basement building built in 1931 and contains 14 dwelling units; that the applicant seeks to legalize a basement unit in the building for a total 14 dwelling units; that the evidence presented indicates that the subject building has been occupied as 14 dwelling units including the subject unit since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to maintain the subject building as 14 dwelling units upon condition that the 14th dwelling unit in question shall meet all applicable building codes; 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 brick 3-story with basement building as 14 dwelling units, on premises at 4941-45 N. St. Louis Avenue, upon condition that the subject 14th dwelling unit shall comply with all applicable building codes with plans and permits submitted 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:** Kenneth P. & Jane K. Cason

**CAL. NO.** 200-96-Z

**APPEARANCES FOR:** Jane K. Cason

**MAP NO.** 13-N

**APPEARANCES AGAINST:**

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**PREMISES AFFECTED--** 4818 N. Normandy Avenue

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

**ACTION OF BOARD--**

VARIATIONS GRANTED

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Kenneth P. & Jane K. Cason, owner, on April 30, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 14' x 20.5' addition to the front and a 2nd story addition to the rear of a 1½ story frame single family dwelling situated on the rear of the lot, whose rear yard is 9.34' instead of 30' and whose maximum floor area ratio will be approximately 0.56 instead of 0.50, on premises at 4818 N. Normandy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, Sections 7.6-2; 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 1½ story frame single family dwelling situated on the rear of a 30' x 123.74' lot; that the applicant seeks to erect a 2-story 14' x 20.5' addition to the front of said building and a 2nd story dormer addition to the rear; 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 additions are needed to provide larger room sizes and a child's playroom and an additional bedroom for the applicants' two children who presently share a bedroom; that the plight of the owner is due to unique circumstances in that the existing building predates

**MINUTES OF MEETING**

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Cal. No. 200-96-Z

any zoning ordinance and is situated in the required rear yard; that the proposed additions will follow the existing building lines and that the additions to a building that has existed as such since prior to the zoning ordinance will not diminish an adequate supply of lot and air to adjoining property 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 district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 14' x 20.5' addition to the front and a 2nd story addition to the rear of a 1½ story frame single family dwelling situated on the rear of the lot, whose rear yard will be 9.34' instead of 30' and whose maximum floor area ratio will be approximately 0.56 instead of 0.50, on premises at 4818 N. Normandy 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:** James S. Walsh

**CAL. NO.** 201-96-Z

**APPEARANCES FOR:** James S. Walsh

**MAP NO.** 11-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 21, 1996

**PREMISES AFFECTED--** 4100 N. Claremont 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, James S. Walsh, owner, on May 1, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 14.83' x 26.88' attic dormer on the north side of a 2½ story frame 2-dwelling unit building, whose north side yard will be 2.88' instead of 6.06' and which dormer will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 4100 N. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3; 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 June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

WHEREAS, the district maps shows 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 said use is located in an R3 General Residence District; that the subject site is improved with a 2½ story frame two dwelling unit building on a 24.05' x 124.14' lot; that the applicant seeks to erect a 14.83' x 26.88' attic dormer on the north side of the subject building, the framing for which has already been erected; that said dormer creates additional attic floor area used in conjunction with the applicant's 2nd floor dwelling unit for additional finished space for family activities and storage; 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 said dormer provides additional usable attic space necessary to the applicant's family; that the plight of the owner is due to unique circumstances in that the dormer addition merely provides more headroom in the attic; that the

**MINUTES OF MEETING**

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dormer addition to the subject building is compatible with the many other buildings in the block which have similar dormers 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 district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 14.83' x 26.88' attic dormer on the north side of a 2½ story frame 2-dwelling unit building, whose north side yard is 2.88' instead of 6.06' and which dormer results in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 4100 N. Claremont 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:** Michael & Naomi Klein

**CAL. NO.** 202-96-Z

**APPEARANCES FOR:** Ira I. Silverstein

**MAP NO.** 19-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 21, 1996

**PREMISES AFFECTED--** 2715 W. Birchwood Avenue

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

**ACTION OF BOARD--**

VARIATIONS GRANTED

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Michael and Naomi Klein, owner, on May 9, 1996, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 7.5' x 33' addition to the west side of a 2-story brick single family dwelling, whose west side yard will be 1.31' instead of 6.9' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 2715 W. Birchwood Avenue; and

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

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard 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 2-story brick single family dwelling on a 37.01' x 124.6' lot; that the applicants propose to erect a 2-story 7.5' x 33' addition to the west side of said building in order to expand the living and dining rooms on the 1st floor and two bedrooms on the 2nd floor; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition will provide larger rooms necessary for the needs of the applicants' large family; that the plight of the owner is due to unique circumstances in that the proposed addition is situated in the only location that it can be architecturally in order to expand the existing rooms and that the applicants do not have the option to move to a larger home in another area because of their religious beliefs which require them to walk to their nearby synagogue; that the proposed

**MINUTES OF MEETING**

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addition will be compatible with the existing residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 7.5' x 33' addition to the west side of a 2-story brick single family dwelling, whose west side yard will be 1.31' instead of 6.9' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 2715 W. Birchwood 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:** Ricardo Garcia

**CAL. NO.** 203-96-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 12-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 21, 1996

**PREMISES AFFECTED--** 4718 S. Paulina 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. Ricardo Garcia, owner, on May 3, 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 26 private passenger automobiles, in an R3 General Residence District, on premises at 4718 S. Paulina Street, to serve a business located at 1701 W. 47th Street; and

WHEREAS. the decision of the Office of the Zoning Administrator rendered May 3, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.3-3; 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R3 General Residence District; that the subject site is a 83.2' x 125' paved parking lot; that the applicant propose to establish an off-site accessory parking lot for 21 private passenger automobiles at the subject site for use by the customers of his grocery store located directly north across the alley at 1701 W. 47th Street; that the proposed use is necessary for the public convenience at this location to provide off-street parking for the customers of the grocery store which is in an area where heavy street parking exists; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot which is located directly across a 16' public alley from the use served and which will be improved and operated under the conditions and standards hereinafter set forth; that the proposed accessory parking lot improved and operated as set forth hereinafter and which will provide needed off-street parking in an area where heavy street

**MINUTES OF MEETING**

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parking exists will be an asset at this location 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 21 private passenger automobiles, on premises at 4718 S. Paulina Street, to serve a business located at 1701 W. 47th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the customers of the applicant's grocery store and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be from a driveway off of S. Paulina Street; that the driveway shall be constructed in accordance with applicable ordinances; that a 14' wide exit may be established at the northwest corner of the lot into the alley abutting the lot to the north, provided that the alley barrier requirement is waived by the City Council; that a 2' high corrugated steel bumper guard shall be erected along the entire north lot line, excepting the aforesaid 14' wide exit if established; that the required 20' front yard shall be landscaped, excepting the driveway area; that a minimum 5' high wood fence shall be erected along the south and west lot lines; that the lot shall be striped; that lighting shall be provided which is directed away from the adjoining residential building; that the parking lot shall be closed and securely locked by an appropriate chaining device at the designated ingress and egress locations between 10:00 P.M. and 7:00 A.M.; that the lot shall comply with the applicable provisions of the Chicago Landscaping Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.



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

APPLICANT: Ricardo Garcia

CAL. NO. 204-96-Z

APPEARANCES FOR:

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 21, 1996

PREMISES AFFECTED-- 4718 S. Paulina Street

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

**ACTION OF BOARD--**

APPLICATION WITHDRAWN BY  
MOTION OF APPLICANT

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Jose Hernandez

**CAL. NO.** 205-96-S

**APPEARANCES FOR:** Gary I. Wigoda

**MAP NO.** 1-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 21, 1996

**PREMISES AFFECTED--** 1925 W. Chicago 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, Jose Hernandez, owner, on May 31, 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 18 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 1925 W. Chicago Avenue, to serve a business located at 1934 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-4 (26)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 50' x 123' vacant lot; that the applicant proposes to establish on off-site accessory parking lot for 18 private passenger automobiles at the subject site for use by the customers of his grocery store located north across Chicago Avenue and slightly west of the subject site; that the proposed use is necessary for public convenience at this location to provide off-street parking for the customers of the applicant's grocery store which is in an area where heavy street parking exists; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot which is a short distance from the use served and which will be improved and operated under the conditions and standards hereinafter set forth; that the proposed accessory parking lot improved and operated as set forth hereinafter will be an asset at this location and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

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Cal. No. 205-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 18 private passenger automobiles, on premises at 1925 W. Chicago Avenue, to serve a business located at 1934 W. Chicago Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the customers of the applicant's grocery store and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress shall be from a driveway off of W. Chicago Avenue and egress into the alley at the rear, provided that the alley barrier requirement is waived by the City Council; that the driveway shall be constructed in accordance with applicable ordinances; that a 5' high wood fence shall be erected along the east lot line beginning from the facade of the adjoining residential building to screen the lot from said building; that a chain link fence shall be erected along the west lot line; that the lot shall be striped; that lighting shall be provided which is directed away from the adjoining residential building; that the lot shall comply with the applicable provisions of the Chicago Landscaping Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

**APPLICANT:** Delray Farms, Inc.

**CAL. NO.** 206-96-S

**APPEARANCES FOR:** Bernard I. Citron

**MAP NO.** 7-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 21, 1996

**PREMISES AFFECTED--** 3257 W. Belmont Avenue

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

**ACTION OF BOARD--**

APPLICATION APPROVED .

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Delray Farms, Inc., for Chicago Title & Trust Co., No. 1099902, owner , on May 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 43 private passenger automobiles, in a C1-1 Restricted Commercial District, on premises at 3257 W. Belmont Avenue, to satisfy the parking requirement for a proposed grocery store at 3150 N. Sawyer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 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: the proposed use is to be located in an C1-1 Restricted Commercial District; that the subject site is a 122' x 123' lot improved with a 1-story brick building; that the applicant proposes to remove the building at the site and established an off-site accessory parking lot for 43 private passenger automobiles to satisfy the parking requirement for a proposed grocery store building to be erected directly east of and across an 18' public alley from the subject site; that the applicant proposes eventually to get the said intervening public alley vacated thereby making the sites contiguous; that the proposed use is necessary for the public convenience at this location to provide parking for customers of the proposed grocery store; that the parking lot is so designed , located and proposed to be operated that the public health, safety and welfare will be protected in that the lot shall be improved as set forth hereinafter and that the intervening public alley will be vacated thereby making the lot a permitted contiguous use; and that the establishment

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 206-96-S

of a parking lot improved as stated hereinafter 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 43 private passenger automobiles, on premises at 3257 W. Belmont Avenue, to satisfy the parking requirement for a proposed grocery store at 3150 N. Sawyer Avenue, upon condition that no use shall be made of this lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the customers of the applicant's grocery store and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be from N. Spaulding Avenue and from W. Belmont Avenue via the adjoining north/south public alley, provided that the alley barrier requirement is waived by the City Council; that the driveway shall be constructed in accordance with applicable ordinances; that a 6' high shadow box fence shall be erected along the south lot line to screen the parking lot from the adjoining residential district; that wrought-iron fencing along the Belmont and Spaulding frontages shall be provided; that lighting shall be provided that is directed away from the residential district; that the parking spaces shall be striped; that the lot shall comply with the Chicago Landscaping Ordinance; and that all other 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:** Club Concepts of Chicago, Inc. **CAL. NO.** 207-96-S  
**APPEARANCES FOR:** Bernard I. Citron **MAP NO.** 3-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
 June 21, 1996  
**PREMISES AFFECTED--** 1450 N. Dayton 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, Club Concepts of Chicago, Inc., for Big Deahl L.L.C., owner, on May 6, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of 101 spaces in an existing parking lot, in an M2-5 General Manufacturing District, on premises at 1450 N. Dayton Street, to satisfy the parking requirement for a proposed tavern and cabaret at 940 W. Weed Street; and

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

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

WHEREAS, the district maps show that the premises is located in an M2-5 General 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 M2-5 General Manufacturing District; that the subject site is a large irregularly shaped gravel-topped parcel of land in use as a parking lot by employees of Consolidated Royal Corp; that the applicant has entered into a 7-year lease with the owner of the subject site parking lot in order to establish 101 parking spaces as off-site accessory parking to satisfy the parking requirement for the applicant's proposed tavern and cabaret at 940 W. Weed Street; that the duration of said lease is the same as that for the Weed Street property; that the applicant proposes to use valet parking service in the conduct of its operation; that the proposed use is necessary for the public convenience at this location to provide off-street parking for customers of the applicant's tavern and cabaret at 940 W. Weed Street; that the proposed parking lot is so designed, located and proposed to be operated that the public health, safety and welfare will be adequately protected in that the site is currently used as a

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 207-96-S

parking lot, that the applicant will use valet service parkers in the conduct of its operation, and that the lot shall be improved and operated under the conditions hereinafter set forth; that the proposed accessory parking lot at the subject site improved and operated as set forth hereinafter will be consistent with the present use of the site as a parking lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the leasing of 101 spaces in an existing parking lot, on premises at 1450 N. Dayton Street, to satisfy the parking requirement for a proposed tavern and cabaret at 940 W. Weed Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be 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 ingress and egress shall be from driveways off of W. Blackhawk Avenue; that 2' high steel beam guard rails shall be erected along the perimeter of the lot, excepting at the driveways; that the driveways shall be constructed in accordance with applicable ordinances; that lighting shall be provided; that the lot shall comply with the applicable provisions of the Chicago Landscape Ordinance ; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Club Concepts of Chicago, Inc. **CAL. NO.** 208-96-Z  
**APPEARANCES FOR:** Bernard I. Citron **MAP NO.** 3-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
 June 21, 1996  
**PREMISES AFFECTED--** 1450 N. Dayton Street  
**SUBJECT--** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Club Concepts of Chicago, Inc., for Big Dealh, L.L.C., owner, on May 6, 1996, filed an application for a variation of the zoning ordinance to permit, in an M2-5 General Manufacturing District, required parking to be located approximately 593 feet walking distance from the use served in lieu of the maximum 500 feet allowed, on premises at 1450 N. Dayton Street; and

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

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

WHEREAS, the district maps show that the premises is located in an M2-5 General Manufacturing District ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-5 General Manufacturing District; that on June 21, 1996, the Zoning Board of Appeals approved the applicants' companion special use application for an off-site accessory parking lot on leased land for 101 spaces at the subject site to satisfy the parking requirement for a tavern and cabaret proposed at 940 W. Weed Street in Cal. No. 207-96-S; that the subject parking lot is located approximately 593 feet from the use served as measured down the public alley next east of and parallel to N. Kingsbury Street; that the applicant proposes to use a valet service utilizing the subject site parking 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 applicant must provide 101 parking spaces for its proposed use at 940 W. Weed Street and that the subject site is the only available land in the area; that the plight of the owner is due to unique



**MINUTES OF MEETING**

June 21, 1996

Cal. No. 208-96-Z

circumstances in that there is no land available for parking within 500 feet walking distance of the proposed tavern and cabaret and that the subject site is in the nearest location that could be obtained by the applicant; and that the variation, if granted, will not alter the essential character of the locality in that the subject site is presently used as a parking lot; 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 required parking to be located approximately 593 feet walking distance from the use served in lieu of the maximum 500 feet allowed, on premises at 1450 N. Dayton Street, upon condition that the applicant shall comply with all of the conditions set forth in companion resolution Cal. No. 207-96-S.

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

**APPLICANT:** Chicago Pawners & Jewelers, Inc.

**CAL. NO.** 209-96-S

**APPEARANCES FOR:** Robert J. Slobig

**MAP NO.** B4-3

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**  
June 21, 1996

**PREMISES AFFECTED--** 2401-05 W. Madison Street

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

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Chicago Pawners & Jewelers, Inc., for Suzann Colton Revocable Trust (2401-03) Nancy Cohen & A.M. Investments (2405), owners, on May 10, 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 2-story brick building, in a B4-3 Restricted Service District, on premises at 2401-05 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.4-4(8)."

and  
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 63' x 115' lot improved with a 2-story brick building adjoining a vacant area that will be used for off-street parking; that the applicant has been located for many years at 1658 W. Madison Street and now seeks to relocate their pawn shop business to the subject site; that the proposed use is necessary for the public convenience at this location in that the applicant has conducted a successful pawn shop business in the area for many years and will now be located less than one mile from its former location; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that a pawn shop is regulated daily by the local police department and that the proposed use will provide off-street parking as determined by the Department of Planning and Development; and that with the hours of operation limited to 9:00 A.M. to 6:00 P.M. and with the parking lot

**MINUTES OF MEETING**

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Cal. No. 209-96-S

improved as set forth hereinafter, the proposed pawn shop 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 pawn shop in a 2-story brick building, on premises at 2401-05 W. Madison Street, upon condition that off-street parking as determined by the Department of Planning and Development shall be provided on the lot adjoining the subject building to the east; that the parking lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the ingress and egress shall be from a driveway installed off of S. Western Avenue; that a sign shall be placed at the driveway that instructs drivers to make a right turn only when exiting; that the lot shall be landscaped pursuant to the Landscaping Ordinance; that the hours of operation of the pawn shop shall be limited to 9:00 A.M. to 6:00 P.M.; 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:** Central Woodlawn Limited Partnership II **CAL. NO.** 210-96-S  
**APPEARANCES FOR:** William A. Miceli **MAP NO.** 14-D  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
 June 21, 1996  
**PREMISES AFFECTED--** 6147-49 S. University Avenue  
**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Central Woodlawn Limited Partnership II, for City of Chicago, owner, on May 6, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 15 private passenger automobiles, in an R5 General Residence District, on premises at 6147-49 S. University Avenue, to serve an apartment building at 1109-15 E. 62nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.4-1(6)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50' x 174.03' vacant lot; that the applicant proposes to establish an off-site accessory parking lot for 15 private passenger automobiles at the site to serve an apartment building at 1109-15 E. 62nd Street; that the proposed use is necessary for the public convenience at this location to provide much needed off-street parking for tenants of said building; that the proposed parking lot is so designed, located and proposed to be operated that the public, health, safety and welfare will be protected in that the lot will be patrolled by private security and shall be improved as set forth hereinafter; and that the proposed parking lot with said improvements will be an asset in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 210-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 15 private passenger automobiles, on premises at 6147-49 S. University Avenue, to serve an apartment building at 1109-15 E. 62nd Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the tenants of the apartment building at 1109-15 E. 62nd Street and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be from a driveway off of S. University Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress or egress from the alley abutting the site at the rear; that there shall be no parking in the required 15' front yard; that a 5' high wood fence shall be erected along both side lot lines and along the rear lot line; that each parking space shall be striped and provided with a concrete wheel stop; that the lot shall be landscaped pursuant to the Landscape Ordinance; that the lot shall be patrolled by private security; 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:** Central Woodlawn Limited Partnership II **CAL. NO.** 211-96-S  
**APPEARANCES FOR:** William A. Miceli **MAP NO.** 14-D  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
 June 21, 1996  
**PREMISES AFFECTED--** 6228 S. University Avenue  
**SUBJECT--** Application for the approval of a special use.

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Central Woodlawn Limited Partnership II, for City of Chicago, owner, on May 6, 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 16 private passenger automobiles, in an R5 General Residence District, on premises at 6228 S. University Avenue, to serve an apartment building at 6219-27 S. Greenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.4-1(6)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 54.01' x 181.12' vacant lot; that the applicant proposes to establish an off-site accessory parking lot for 16 private passenger automobiles at the site to serve an apartment building at 6219-27 S. Greenwood Avenue; that the proposed use is necessary for the public convenience at this location to provide much needed off-street parking for tenants of said building; that the proposed parking lot is so designed, located and proposed to be operated that the public, health, safety and welfare will be protected in that the lot will be patrolled by private security and shall be improved as set forth hereinafter; and that the proposed parking lot with said improvements will be an asset in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 211-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 16 private passenger automobiles, on premises at 6228 S. University Avenue, to serve an apartment building at 6219-27 S. Greenwood Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the tenants of the apartment building at 6219-27 S. Greenwood Avenue and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be from a driveway off of S. University Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress or egress from the alley abutting the site at the rear; that there shall be no parking in the required 15' front yard; that a 5' high wood fence shall be erected along both side lot lines and along the rear lot line; that each parking space shall be striped and provided with a concrete wheel stop; that the lot shall be landscaped pursuant to the Landscape Ordinance; that the lot shall be patrolled by private security; 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:** Central Woodlawn Limited Partnership II **CAL. NO.** 212-96-S  
**APPEARANCES FOR:** William A. Miceli **MAP NO.** 14-D  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
 June 21, 1996  
**PREMISES AFFECTED--** 6211-15 S. Ingleside 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, Central Woodlawn Limited Partnership II, for City of Chicago, owner, on May 6, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 15 private passenger automobiles, in an R5 General Residence District, on premises at 6211-15 S. Ingleside Avenue, to serve an apartment building at 957-59 E. 62nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.4-1(6)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 52.31' x 172.95' vacant lot; that the applicant proposes to establish an off-site accessory parking lot for 15 private passenger automobiles at the site to serve an apartment building at 957-59 E. 62nd Street; that the proposed use is necessary for the public convenience at this location to provide much needed off-street parking for tenants of said building; that the proposed parking lot is so designed, located and proposed to be operated that the public, health, safety and welfare will be protected in that the lot will be patrolled by private security and shall be improved as set forth hereinafter; and that the proposed parking lot with said improvements will be an asset in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore



**MINUTES OF MEETING**

June 21, 1996

Cal. No. 212-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 15 private passenger automobiles, on premises at 6211-15 S. Ingleside Avenue, to serve an apartment building at 957-59 E. 62nd Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the tenants of the apartment building at 957-59 E. 62nd Street and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be from a driveway off of S. Ingleside Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress or egress from the alley abutting the site at the rear; that there shall be no parking in the required 15' front yard; that a 5' high wood fence shall be erected along both side lot lines and along the rear lot line; that each parking space shall be striped and provided with a concrete wheel stop; that the lot shall be landscaped pursuant to the Landscape Ordinance; that the lot shall be patrolled by private security; 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:** Central Woodlawn Limited Partnership II **CAL. NO.** 213-96-S  
**APPEARANCES FOR:** William A. Miceli **MAP NO.** 14-D  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 6216-18 S. Greenwood 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, Central Woodlawn Limited Partnership II, for City of Chicago, owner, on May 6, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 15 private passenger automobiles, in an R5 General Residence District, on premises at 6216-18 S. Greenwood Avenue, to serve an apartment building at 6156 S. Greenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 50' x 173.29' vacant lot; that the applicant proposes to establish an off-site accessory parking lot for 15 private passenger automobiles at the site to serve an apartment building at 6156 S. Greenwood Avenue; that the proposed use is necessary for the public convenience at this location to provide much needed off-street parking for tenants of said building; that the proposed parking lot is so designed, located and proposed to be operated that the public, health, safety and welfare will be protected in that the lot will be patrolled by private security and shall be improved as set forth hereinafter; and that the proposed parking lot with said improvements will be an asset in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

June 21, 1996

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 15 private passenger automobiles, on premises at 6216-18 S. Greenwood Avenue, to serve an apartment building at 6156 S. Greenwood Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the use of the lot shall be solely for the parking of private passenger automobiles of the tenants of the apartment building at 6156 S. Greenwood Avenue and that no commercial vehicles shall be parked or stored on the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be from a driveway off of S. Greenwood Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress or egress from the alley abutting the site at the rear; that there shall be no parking in the required 15' front yard; that a 5' high wood fence shall be erected along both side lot lines and along the rear lot line; that each parking space shall be striped and provided with a concrete wheel stop; that the lot shall be landscaped pursuant to the Landscape Ordinance; that the lot shall be patrolled by private security; 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:** Paula Britton **CAL. NO.** 214-96-S  
**APPEARANCES FOR:** Lawrence E. Kennon **MAP NO.** 16-H  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 1625 W. 63rd 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, Paula Britton, for Rev. Jesse D. Buford, owner, on May 10, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a car wash in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 1625 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 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 June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 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 on a 95' x 185' lot; that the building was previously used as an automobile laundry pursuant to a special use granted by the Board on February 4, 1964, in Cal. No. 583-63-S, the record of which is made a part of the record in the instant case; that the applicant proposes to re-establish a hand car wash facility in the subject building; that the proposed hand car wash is necessary for the public convenience at this location to continue to provide a needed service in the area; that the proposed hand car wash facility is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that the proposed use will be a continuation of a use that has existed at the site for the past 30 years; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 214-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the re-establishment of a hand car wash facility in a 1-story brick building, on premises at 1625 W. 63rd Street, upon condition that all applicable ordinances of the City of Chicago are complied with before a permit is issued.

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

**APPLICANT:** Range Memorial Temple **CAL. NO.** 215-96-S  
**APPEARANCES FOR:** Rev. Thelma Range Burress **MAP NO.** 8-F  
 Thomas Draus  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 3810 S. Indiana Avenue  
**SUBJECT--** Application for the approval of a special use

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Range Memorial Temple, owner, on May 1, 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 20 males ages 10 to 15 who are wards of the state in a 2-story brick building, in an R5 General Residence District, on premises at 3810 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 7.3-5."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 125' x 170.65' lot improved with a 2-story brick 3-dwelling unit row house building of which the south 2 units are vacant and in demolition court; that the applicant proposes to completely renovate the south 2 units for the establishment of a transitional residence for up to 16 males ages 8 to 16 who are wards of the state; that the building will contain business offices, a kitchen and dining area, room for visitors, reading and meeting rooms, reception area and residential facilities for up to 16 boys; that the staff will consist of 30-35 qualified persons and that the entire facility operation will be under the day-to-day directions of Rev. Thelma Range Burress who is experienced in the operation of such a transitional residence and with a clinical psychologist as co-director; that there will be 8 full time staff on duty daily and a minimum of 3 security persons experienced with handling youths of this type and age; that monitor

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 215-96-S

stations will be provided in the bedroom areas; that the boys will have access to local schools and recreational facilities and will be escorted "portal to portal" by staff personnel; that the proposed use is necessary for the public convenience at this location in that there is a demand for this type of facility in the area where parents or guardians may visit as opposed to housing this type of youth in out-of-state facilities; that the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that the facility will be run by personnel qualified in the operation of such a transitional residence, that full time security will be provided and that the building will be completely renovated to meet all building codes; that the proposed use operated as stated herein in a building that will be completely renovated will be an improvement of a derelict building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for up to 16 males ages 8 to 16 who are wards of the state in a 2-story brick building, on premises at 3810 S. Indiana Avenue, upon condition that the subject building shall comply with all applicable building code regulations before the proposed use is established; that there shall be 8 full time staff personnel and a minimum of 3 security persons on duty daily; that the use at all times shall be conducted in compliance with all city and state regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use at the subject site 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 facility or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Hoop Factory L.L.C.

CAL. NO. 216-96-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 21, 1996

PREMISES AFFECTED-- 4121 N. Ravenswood Avenue

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

**ACTION OF BOARD--**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

**THE VOTE**

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		



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

**APPLICANT:** Brenda Cheung **CAL. NO.** 217-96-A  
**APPEARANCES FOR:** Brenda Cheung **MAP NO.** 8-F  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 3201 S. Halsted Street  
**SUBJECT--** Appeal from the decision of the Office of the Zoning Administrator

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Brenda Cheung, owner, on April 22, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 3 new dwelling units in place of 3 existing stores on the ground floor of a 2-story brick multi-store and 4 dwelling unit building with insufficient lot size, in a B1-2 Local Retail District, on premises at 3201 S. Halsted; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, Sections 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 June 21, 1996; and

WHEREAS, the district maps show that the premises is located in a B1-2 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-2 Local Retail District; that the subject site is a 36' x 125' or 4,500 sq. ft. lot improved with a 2-story brick building containing 5 stores on the ground floor and 4 dwelling units above; that the appellant seeks to convert 3 of the stores into 3 additional dwelling units; that the Board finds that the subject site B1-2 zoning requires 900 sq. ft. of lot area per dwelling unit; that a total of 7 dwelling units in this district requires 6,300 sq. ft. of land; that the subject site lot contains only 4,500 sq. ft.; that under Section 8.6 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** Markeva Barnes **CAL. NO.** 218-96-A  
**APPEARANCES FOR:** Markeva Barnes **MAP NO.** 5-N  
 Raymond R. Rausch  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 7030 W. North Avenue, Suite #100  
**SUBJECT--** Appeal from the decision of the Office of the Zoning Administrator

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Markeva Barnes, for Raymond R. Rausch, owner, on April 17, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a 2-story brick building, in a B3-2 General Retail District, on premises at 7030 W. North Avenue, Suite #100; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 2-story brick store and office building; that the owner of the premises, Raymond R. Rausch, testified that he purchased the subject property in January, 1981, at which time the beauty shop existed in the subject store building and it operated continuously until the owner of said beauty shop, Richard Mehalos, passed away in March, 1995; that said owner had a City of Chicago license for a beauty shop which expired on August 15, 1995; that the owner of the premises entered into an agreement to rent the beauty shop to the appellant in December, 1995 and that she has been unable to acquire a City of Chicago license for the beauty shop due to a change in the applicable zoning ordinance in July, 1995; that the Board finds in this case that there was no intent to abandon the beauty shop use in the subject building as demonstrated by the actions of the owner of the property; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 218-96-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a 2-story brick building, on premises at 7030 W. North Avenue, Suite #100, upon condition that the operation shall be limited to the hours from 9:00 A.M. until 6:00 P.M. Monday through Friday and 9:00 A.M. until 5:00 P.M. Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Trang Pham **CAL. NO.** 219-96-A  
**APPEARANCES FOR:** Trang Pham **MAP NO.** 1-K  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 4044 W. Madison Street  
**SUBJECT--** Appeal from the decision of the Office of the Zoning Administrator

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

**THE RESOLUTION:**

WHEREAS, Trang Pham, for Kenneth Kim, owner, on April 26, 1996, filed an appeal from the Office of the Zoning Administrator in refusing to permit the establishment of a nail salon in a 4-story brick store building, in a B3-3 General Retail District, on premises at 4044 W. Madison Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996; and

WHEREAS, the district maps show that the premises is located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that the subject site is improved with a 4-story brick store building; that the appellant seeks to establish a nail salon business in a store in the subject building; that the previous use in the premises was a furniture store, a use permitted in the subject site's B3 zoning; that the Board finds that a nail salon is a permitted use beginning in the B4 district; that under Section 8.3-3 of the zoning ordinance the Board has no authority to permit the establishment of a nail salon, a B4 use, in a B3 district; it is therefore

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

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

APPLICANT: Annette Bryant

CAL. NO. 220-96-A

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 21, 1996

PREMISES AFFECTED-- 958 N. Pulaski Road

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

**ACTION OF BOARD--**

CASE DISMISSED FOR  
WANT OF PROSECUTION.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Carl Rosen **CAL. NO.** 221-96-A  
**APPEARANCES FOR:** Frank L. Rosen **MAP NO.** 2-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 37 S. Ashland Avenue  
**SUBJECT--** Appeal from the decision of the Office of the Zoning Administrator

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Carl Rosen, for UE District #11, owner, on April 26, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a banquet facility in conjunction with an existing union hall in a 2-story brick building due to lack of required parking, in a B5-3 General Service District, on premises at 37 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 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 the proposed use is to be located in a B5-3 General Service District; that the subject site is improved with a 2-story brick union hall building; that as part of the union activities conducted in the building, the hall occasionally allows members to conduct receptions in the building; that this practice has been going on in the union hall since prior to 1951, before the 1953 parking ordinance; that the use of the union hall for an occasional banquet is an accessory use that predates the parking ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 221-96-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a banquet facility in conjunction with an existing union hall as an accessory use with no off-street parking required in a 2-story brick building, on premises at 37 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Oakley Investments, Inc. **CAL. NO.** 222-96-A  
**APPEARANCES FOR:** Steven Dukatt **MAP NO.** 12-E  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
 June 21, 1996  
**PREMISES AFFECTED--** 5040 S. Dr. Martin Luther King Jr. Drive  
**SUBJECT--** Appeal from the decision of the Office of the Zoning Administrator

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Oakley Investments, Inc., owner, on April 29, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing non-conforming hotel in a 4-story brick building, in a B4-3 Restricted Service District, on premises at 5040 S. Dr. Martin Luther King Jr. Drive; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is improved with a 4-story brick hotel building; that the appellant purchased the subject property in late 1995 at which time a hotel was open and operating in the building; that the appellant retained the staff of the previous owner, made necessary improvements, and then applied for his business license and was informed that the previous owner had not acquired a license since 1990; that the building was originally constructed as a hotel building; that although the hotel was unlicensed since 1990, the testimony indicated that the hotel use never ceased operating; that licensing problems has caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore



**MINUTES OF MEETING**

June 21, 1996

Cal. No. 222-96-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing non-conforming hotel in a 4-story brick building, on premises at 5040 S. Dr. Martin Luther King Jr. Drive, 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:** Harry J. And Mark S. Seigle **CAL. NO.** 223-96-S  
**APPEARANCES FOR:** Graham Grady **MAP NO.** 5-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 1600-32 N. Clybourn Avenue and 850-920 W. North Avenue  
**SUBJECT--** Application for the approval of a special use

**ACTION OF BOARD--**

APPLICATION APPROVED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Harry J. And Mark S. Seigle, owners, on May 9, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of retail uses in two 1-story and one 3-story proposed buildings, in Planned Manufacturing District No. 1 (Clybourn Corridor), on premises at 1600-32 N. Clybourn Avenue and 850-920 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1996 , reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections J.1b(20), J.1b (9)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District No. 1 (Clybourn Corridor); 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 subject site lies within an overall 155 acre area designated as a Planned Manufacturing District and identified in the Staff Report by the Departments of Planning and Economic Development as the Clybourn Corridor Planned Manufacturing District; that the PMD is a balanced approach to industrial policy and land use planning on the city's north side, allowing for continued and coordinated industrial investment within an overall planning context sensitive to area-wide commercial and residential needs; that the PMD is split into two sub-districts, "A", the core area, which permits only manufacturing and related uses, and "B", the buffer area, which permits manufacturing and related uses but also allows specified commercial and retail uses when approved by the Board as special uses; that the buffer area is designed and intended to promote development of uses compatible with the manufacturing/

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 223-96-S

industrial uses existing in the core area; that the subject site is located in the buffer area and consists of 116,894 sq. ft. (net site) plus 12,820 sq. ft. of area in alleys to be vacated, for a total of 129,709 sq. ft. (2.977 acres) on an odd shaped lot with frontage of 249.95 ft. on W. Concord Place east of N. Clybourn Ave., 374.80 feet on N. Clybourn Ave., between W. Concord Place and W. North Ave., and 726.03 feet on W. North Ave. west of N. Clybourn Ave.; that the site is improved with four 1-story buildings as follows: Seigle's Home and Building hardware store, Seigle's warehouse, Byron's hot dogs and drive-thru, and Dettmer's wood-working building; that the other surrounding uses are as follows: a vacant men's clothing store and parking lot, a construction contractor's office, retail stores, restaurants, bars and night clubs, vacant lots, and residences; that the applicant proposes to demolish all existing buildings on the premises and erect in their place three new retail buildings as follows: a 32,905 sq. ft. retail building for Crate & Barrell houseware and furniture sales with a basement for storage purposes only, a 9,900 sq. ft. retail and service building for a Seigle's kitchen, bath and cabinetry showroom, and a 22,300 sq. ft. retail building for a home-oriented retail store; that the applicant proposes the development of a parking lot to accommodate 156 automobiles, including 6 spaces for the handicapped, and that applicant previously obtained approval from the Board for 29 off-site automobile parking spaces (ZBA Cal. No. 96-95-S and 97-95-S) located immediately north of the subject site on W. Concord Place, which together will accommodate 185 off-street parking spaces; that the applicant proposes that 10% of the aggregate space at grade or above grade in the three buildings will be utilized for storage; that ingress and egress for the parking lots will be from three driveways located as follows: a drive on W. Concord Place located 225 ft. west of N. Clybourn Ave., a drive on W. North Ave. located 487 ft. west of N. Clybourn Ave., and a drive on W. North Ave. located 235 ft. west of N. Clybourn Ave., the latter of which will be constructed and designated as a right-in and right-out only driveway such that it will ease potential traffic flow conflicts along North Ave.; that no pylon signs will be erected and that all business identification signs will be mounted on the wall faces of the buildings as depicted on the site plans; that the uses proposed by the applicant for the site will be limited to permitted uses in the B1 Local Retail, B2 Restricted Retail, and B3 General Retail District; that the actual uses in the proposed buildings may change from time to time and will be those uses deemed viable by the marketplace and, as such, the proposed uses are necessary for the public convenience at this location to provide those retail and service uses dictated by the needs of the growing number of people living and working in the area; that the public health, safety and welfare will be adequately protected in the design, location and establishment of the proposed uses for the following reasons: that the surrounding existing uses are non-manufacturing in nature and the potential for land use conflicts and nuisances upon these uses or upon the some-what distant actual manufacturing uses in the core area is minimal; that there is no evidence that the establishment of the proposed uses would cause any loss of manufacturing jobs in the area; that the development will have no effect on the property values in the core area; that the proposed uses will meet the off-street parking requirements of the PMD ordinance; that the subject property has been used primarily for retail purposes for several years and that the Board at its own direction takes notice of its findings in prior cases based upon testimony presented in support of special use applications for retail use in the buffer area of the PMD that manufacturing uses cannot compete in the marketplace with retail uses; that the proposed development will help to enhance the viability of the retail/service uses in the vicinity and will be compatible with the other uses in the buffer area; that the establishment of the proposed uses will not cause substantial injury to the value of other property in the area and will have no deleterious effect upon the manufacturing uses in the core area; it is therefore

RESOLVED, that the application for special uses be and is hereby approved and the Zoning Administrator is authorized to permit the establishment of the uses proposed, in three buildings proposed in size above-grade as 32,905 sq. ft., 22,300 sq. ft. and 9,900 sq. ft., on premises located at 1600-32 N. Clybourn Avenue and 850-920 W. North Avenue, in substantial compliance with the site plan and materials made a part of the record, upon condition that upon the opening of the stores full security shall be provided at the stores and in the parking lot; that the uses proposed by the applicant for the site shall be limited to permitted uses in the B1 Local Retail, B2 Restricted Retail, and B3 General Retail Districts; that 156 off-street parking spaces shall be provided on-site as depicted on the site plan which was made a part of this

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 223-96-S

record; that an additional 29 off-street parking spaces shall be provided by the applicant as previously obtained pursuant to approval from the Board (ZBA Cal. No. 96-95-S and 97-95-S) for off-site parking located immediately north of the subject site on W. Concord Place, which together with the 156 parking spaces shall accommodate a total of 185 off-street parking spaces for the proposed retail uses; that ingress and egress from the easternmost drive on W. North Ave. shall be designed, constructed, and contain signs such that ingress and egress shall be right-in and right-out at this location only; that decorative fencing and landscaping shall be installed in substantial compliance with the site plan prepared and submitted as part of the record in this matter; that all business identification signs shall be face mounted on the walls of the buildings and that no pylon signs shall be allowed; that the parking lot shall be improved with a macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the driveways shall be constructed in accordance with applicable ordinances; that striping shall be provided; that lighting shall be provided; that the site shall comply with the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Harry J. And Mark S. Seigle **CAL. NO.** 224-96-Z  
**APPEARANCES FOR:** Graham Grady **MAP NO.** 5-G  
**APPEARANCES AGAINST:** **MINUTES OF MEETING**  
June 21, 1996  
**PREMISES AFFECTED--** 1600-32 N. Clybourn Avenue and 850-920 W. North Avenue  
**SUBJECT--** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD--**

VARIATION GRANTED.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Harry J. And Mark S. Seigle, owner, on May 9, 1996, filed an application for a variation of the zoning ordinance to permit, in Planned Manufacturing District No. 1 (Clybourn Corridor), the erection of a 3-story retail building with provision for one 10' x 50' loading berth instead of two required, on premises 1600-32 N. Clybourn Avenue and 850-920 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections J.1b(20), J. 1b(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District No.1; 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 June 21, 1996, the Board approved the applicant's companion special use application for the establishment of retail uses in two 1-story and one 3-story proposed buildings at the subject site, in Cal. No. 223-96-S; that the subject site is located in the buffer area of the PMD and consists of a total of 129,709 sq. ft.; on an odd shaped lot; that the site is improved with four 1-story buildings; that the other surrounding uses are as follows: a vacant men's clothing store and parking lot, a construction contractor's office, retail stores, restaurants, bars and night clubs, vacant lots, and residences; that the applicant proposes to demolish all existing buildings on the premises and erect in their place three new retail buildings as follows: a 32,905 sq. ft. retail building for Crate & Barrel housewares and furniture sales, a 9,900 sq. ft. retail and service building for a Seigle's kitchen, bath and cabinetry showroom, and a 22,300 sq. ft. retail building for a home-oriented retail store; that the applicant proposes that 10% of the aggregate space

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 224-96-Z

in the three buildings will be utilized for storage; that the applicant proposes to provide one 10' x 50' loading berth instead of two required for the Crate & Barrel building; that the proposed Crate & Barrel store will engage in retail sales of housewares and furniture, and that no furniture stock-inventory other than floor samples will be maintained at this store, and that furniture purchased from this location will be shipped to customers from an off-site warehouse; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located due to the fact that the land has appreciated in commercial viability and value, and that the presence of a second and unused loading berth would diminish the return to be yielded from the property; that the plight of the owner is due to the unique circumstances of the owners having a highly desirable and valuable parcel of land which they wish to develop in such a manner as to allow them to remain in business as an employer in the neighborhood, and redevelop the site in a manner which is responsive to market demand in the area and tailored to the needs of the specific tenant for whom the building is being specifically designed; that the variation, if granted, will not alter the essential character of the locality due to the fact that the subject property has been used for retail commercial purposes for many years and that retail and services businesses predominate the locality; that the uses proposed by the applicant for the site will be limited to permitted uses in the B1 Local Retail, B2 Restricted Retail, and B3 General Retail Districts; that the subject property has been used for retail purposes for several years; 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 reduction from 2 - 10 ft. X 50 ft. loading berths to 1 - 10 ft. X 50 ft. loading berth for the proposed Crate & Barrel store which is proposed to be 32, 905 sq. ft. in size, above grade, with a basement for storage purposes only, on premises located at 1600-32 N. Clybourn Avenue and 850-920 W. North Avenue, in substantial conformance with the site plan which was made a part of the record in this case; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

**APPLICANT:** Gulpana Hemmat

**CAL. NO.** 225-96-A

**APPEARANCES FOR:** Gulpana Hemmat

**MAP NO.** 17-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**PREMISES AFFECTED-** 6740 N. California Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Gulpana Hemmat, for Petros and Despina Roukas, owner, on May 3, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail bakery in a 1-story brick non-conforming store building, in an R3 General Residence District, on premises at 6740 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 18, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick non-conforming store building containing two store fronts; that on December 12, 1986, the Board approved an existing printing shop in the store in the subject building identified as 6738 N. California Avenue, a B4 use, in Cal. No. 357-86-A, which use is currently operating; that the appellant seeks to establish a retail bakery in the other store in the subject site building, a B1 use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail bakery in a 1-story brick non-conforming store building, on premises at 6740 N. California 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:** Anwar Kisswani

**CAL. NO.** 226-96-A

**APPEARANCES FOR:** Anwar Kisswani

**MAP NO.** 2-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 6000 S. Aberdeen Street

June 21, 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, Anwar Kisswani, for Odie B. Thorns, owner, on April 29, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail grocery in a 2-story brick non-conforming store and apartment building, in an R3 General Residence District, on premises at 6000 S. Aberdeen Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick non-conforming store and apartment building; that the appellant seeks to establish a retail grocery in the non-conforming store in the subject building; that the last non-conforming use in said store was also a grocery store which ceased operation in December of 1995, the fixtures having remained intact; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail grocery in a 2-story brick non-conforming store and apartment building, on premises at 6000 S. Aberdeen Street, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 7:00 P.M., daily; 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:** Theresa Vaitkus

**CAL. NO.** 227-96-A

**APPEARANCES FOR:** Theresa Vaitkus

**MAP NO.** 14-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 6215 S. Richmond Street

June 21, 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, Theresa Vaitkus, owner, on April 29, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 2 dwelling units, in an R3 General Residence District, on premises at 6215 S. Richmond Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1996, reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick residential building; that the appellant seeks to legalize the building as two dwelling units; that the evidence presented indicates that the subject building has contained two dwelling units since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance, at which time the property was zoned duplex residence; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story brick building as 2 dwelling units, on premises at 6215 S. Richmond Street, upon condition that plans and permits shall be obtained indicating compliance with applicable building code regulations; 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:** Christina Gutierrez & Jose A. Gutierrez **CAL. NO.** 228-96-A  
**APPEARANCES FOR:** Christina Gutierrez & Jose A. Gutierrez **MAP NO.** 14-1  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 June 21, 1996  
**PREMISES AFFECTED-** 5531 S. Albany 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, Christina Gutierrez and Jose A. Gutierrez, for Jose A. Gutierrez, owner, on May 3, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 1-story brick and frame building, in an R3 General Residence District, on premises at 5531 S. Albany Avenue; and

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 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 subject site is improved with a 1 1/2 story brick and frame residential building; that the appellant seeks to establish a grocery store business in said building; that the appellant testified that there was a store in the building many years ago, but that when he purchased the property the building was entirely residential; that the store has not existed at the site for more than 6 months and that under Sections 6.5-2 and 7.3-3 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** Lilia Focil

**CAL. NO.** 229-96-A

**APPEARANCES FOR:**

**MAP NO.** 7-I

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 2705 N. Campbell Avenue

June 21, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

APPEAL WITHDRAWN UPON  
MOTION OF APPELLANT.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Othon M. Wass

**CAL. NO.** 230-96-A

**APPEARANCES FOR:**

**MAP NO.** 8-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**PREMISES AFFECTED-** 3504 S. Western Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
AUGUST 16, 1996.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Hi Tech Automotive, Ltd. **CAL. NO.** 231-96-A  
**APPEARANCES FOR:** Robert A. DeStefano, Frank Poletima **MAP NO.** 1-K  
**APPEARANCES AGAINST:** **MINUTES OF MEETING:**  
 June 21, 1996  
**PREMISES AFFECTED-** 4042 W. Lake 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, Hi Tech Automotive, Ltd., owner, on May 6, 1996, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a towing company with storage on a vacant lot, in an M1-2 Restricted Manufacturing District, on premises at 4042 W. Lake Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, 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 June 21, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a large parcel of fenced land having a frontage from 4042 W. Lake Street west to N. Karlov Avenue and is currently used as a vehicle storage lot for a towing business; that the appellant has a towing contract with the Illinois State Police to tow cars from expressways and temporarily store them at the subject site until they are released by the state police; that the appellant's lease only allows short term vehicle storage at the site; that there is no work done on the vehicles; that the M1 district permits parking lots for motor vehicles; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a towing company with storage on a vacant

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 231-96-A

lot, on premises at 4042 W. Lake Street, upon condition that the lot shall be used only for the short term storage of vehicles removed from the expressways and that there shall be no work performed on the vehicles nor shall the lot be used as Junk Yard; 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:** Public Building Commission of Chicago /Chicago Board of Education **CAL. NO.** 232-96-Z

**APPEARANCES FOR:** Langdon Neal

**MAP NO.** 12-H

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**REMISES AFFECTED-** 5000-48 S. Wolcott 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, Public Building Commission of Chicago/Chicago Board of Education, for Public Building Commission of Chicago, owner, on May 6, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 73,000 sq.ft. 3-story elementary school (K-8), whose front yard will be 5' instead of 31.5', whose rear yard will be 13.82' instead of 30', and whose maximum floor area ratio will be 1.22 instead of 0.70, on premises 5000-48 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.7-3, 7.9-3."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 59,687 sq. ft. lot improved with a 1 1/2 story brick and frame residence located at 5048; that the applicant proposes to erect a 73,000 sq. ft. 3-story elementary school for 825 students in kindergarten through 8th grade; that the proposed elementary school will replace the Daley School formerly located at 5017 S. Hermitage Avenue; that off-street parking spaces for faculty and staff will be provided at the south end of the property; 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 subject site is only 124.78' wide and that the proposed elementary school as designed could not be constructed without the variations requested; that the plight of the owner is due to unique circumstances in that proposed elementary school is necessary to replace the old Daley School which was in poor physical shape and closed by the Health Department causing the students that attend Daley School to be bused to other schools or temporarily assigned to another school; that the variations, if granted, will not alter the essential character of the locality in

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 232-96-Z

that the proposed school will be a local neighborhood school located directly across from Cornell Park and will be compatible with the existing residential character of the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 73,000 sq. ft. 3-story elementary school (K-8), whose front yard will be 5' instead of 31.5', whose rear yard will be 13.82' instead of 30', and whose maximum floor area ratio will be 1.22 instead of 0.70, on premises at 5000-48 S. Wolcott Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

**APPLICANT:** Public Building Commission of Chicago/Chicago Board of Education **CAL. NO.** 233-96-Z

**APPEARANCES FOR:** Terry Diamond

**MAP NO.** 9-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**PREMISES AFFECTED-** 3221 N. Sacramento 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, Public Building Commission of Chicago/Chicago Board of Education, for Public Building Commission of Chicago, owner, on April 30, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 31,920 sq. ft. 3-story addition to the east side of the Linne Elementary School, whose east front yard will be 23.5' instead of 34.5', whose north side yard will be 5' and whose south side yard will be 6' instead of 12' each, with no midway rear yard instead of 30', and whose maximum floor area ratio will be 1.27 instead of 0.70, on premises at 3221 N. Sacramento Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 7.8-3, 7.9-1, 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 June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R3 General Residence District; that the subject site is an L-shaped 76,853 sq. ft. lot and is improved with the 2 and 3-story Linne Elementary School constructed in 1895; that the applicant proposes to erect a 3-story 31,920 sq. ft. addition to the east side of the existing school; that currently the student body and staff are split between the applicant school and a former parochial school building located two blocks west of the Linne School at 3318 N. Whipple Street; that the proposed addition will contain kindergarten and primary classrooms, gymnasium, computer room, library, washroom facilities, office and storage rooms; that the proposed addition will be linked to the east side of the existing school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 3-story addition is necessary to relieve the severe overcrowding at the existing Linne School and for the betterment of the educational environment of the students; that the plight of the owner is

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 233-96-Z

due to unique circumstances in that the splitting of the students and staff between the existing school and the facilities at 3318 N. Whipple Street has proven inefficient and that the original Linne School was built without a kitchen and lunchroom and is not handicapped accessible; that the proposed 3-story addition to the Linne School will be compatible with existing improvements in the neighborhood 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 31,920 sq. ft. 3-story addition to the east side of the Linne Elementary School, whose east front yard will be 23.5' instead of 34.5', whose north side yard will be 5' and whose south side yard will be 6' instead of 12' each, with no midway rear yard instead of 30', and whose maximum floor area ratio will be 1.27 instead of 0.70, on premises at 3221 N. Sacramento 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:** Chicago Board of Education

**CAL. NO.** 234-96-Z

**APPEARANCES FOR:** Langdon Neal

**MAP NO.** 16-1

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**PREMISES AFFECTED-** 6901 S. Fairfield 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, Chicago Board of Education, owner, on May 14, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 73,040 sq.ft. 3-story school addition on the east side of the McKay Elementary School property, with automobile parking in the required 20' front yard, with no midway rear yard instead of 60', and whose maximum floor area ratio will be 0.80 instead of 0.70, on premises at 6901 S. Fairfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically Sections 7.6-3, 7.8-3, 7.9-1, 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 June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

WHEREAS, the district maps show that the premises are 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 158,802 sq. ft. lot and is improved with the 2 and 3-story McKay Elementary School; that the applicant proposes to erect a 73,040 sq.ft. 3-story addition on the east side of the existing school property; that the proposed addition will contain 34 classrooms for kindergarten through 8th grade students and for computer classes, art and music classes, a library, multi-purpose room/gymnasium, and a large dining area and kitchen; that the proposed addition will be linked to the existing McKay School; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the existing school building is severely overcrowded and that the proposed addition is necessary for the betterment of the educational environment of the students; that the plight of the owner is due to the configuration of the existing school building on the subject property which necessitates the variations requested; that the proposed 3-story addition to the McKay School will be compatible with the existing character of the neighborhood and that the variations, if granted, will not alter the essentially residential character of the locality; it is therefore

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 234-96-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 73,040 sq. ft. 3-story school addition on the east side of the McKay Elementary School property, with automobile parking in the required 20' front yard, with no midway rear yard instead of 60', and whose maximum floor area ratio will be 0.80 instead of 0.70, on premises at 6901 S. Fairfield 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:** Chicago Board of Education

**CAL. NO.** 235-96-Z

**APPEARANCES FOR:** Langdon Neal

**MAP NO.** 9-L

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 3730 N. Laramie Avenue

June 21, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATIONS GRANTED.

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Board of Education, owner, on May 14, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 53,444 sq. ft. 3-story school addition on the east end of the Gray School property, with automobile parking in the required west front yard and whose maximum floor area ratio will be 0.80 instead of 0.70, on premises at 3730 N. Laramie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1996, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically Sections 7.6-3, 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 159,068 sq. ft. lot and is improved with the 3-story brick Gray Elementary School building and 4 mobile classroom buildings; that the applicant proposes to erect a 53,444 sq. ft. 3-story addition on the east end of the school property to accommodate 595 students in 6th through 8th grade; that the existing 4 mobile structures will be removed upon erection of the proposed addition; that the proposed addition will contain 16 upper grade classrooms, one special education classroom, an administrative center, a computer and science lab, an art/music/multi-purpose room for dining and a separate kitchen serving area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the existing Gray Elementary School was constructed in the 1930's and is severely overcrowded and that the proposed 3-story addition is necessary for the betterment of the educational environment of the students; that teacher and staff automobile parking in the front yard is necessary in order not to lose valuable on-site playground space; that the plight of the owner is due to the necessity of accommodating the growing school population in the area and to provide necessary

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June 21, 1996

Cal. No. 235-96-Z

off-street parking; that the proposed 3-story school addition will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential residential 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 53,444 sq.ft. 3-story addition on the east side of the Gray School property, with automobile parking in the required west front yard and whose maximum floor area ratio will be 0.80 instead of 0.70, on premises at 3730 N. Laramie Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 236-96-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 80,175 sq.ft.3-story elementary school (K-8), whose front yard will be 16.67' instead of 31.45', whose rear yard will be 12.98' instead of 30', and whose maximum floor area ratio will be 1.32 instead of 0.70, on premises at 1401-47 N. Tripp Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Public Building Commission of Chicago/Chicago Board of Education **CAL. NO.** 236-96-Z

**APPEARANCES FOR:** Terry Diamond

**MAP NO.** 3-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**  
June 21, 1996

**PREMISES AFFECTED-** 1401-47 N. Tripp 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, Public Building Commission of Chicago/Chicago Board of Education, for Public Building Commission of Chicago, owner, on May 14, 1996, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an 80,175 sq.ft. 3-story elementary school (K-8), whose front yard will be 16.67' instead of 31.45', whose rear yard will be 12.98' instead of 30', and whose maximum floor area ratio will be 1.32 instead of 0.70; on premises at 1401-47 N. Tripp Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1996, reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.6-3, 7.7-3, 7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is an irregularly shaped 60,350 sq.ft. lot and is generally unimproved except for several vacant frame residential buildings at the northern edge of the site; that the applicant proposes to erect an 80,175 sq. ft. 3-story elementary school building for 950 students in kindergarten through 8th grade at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the subject property is only 125 feet wide and that the proposed school will be three stories in height necessitating the requested yard variations; that the plight of the owner is due to the severe overcrowding of the school population in the community which results in busing students to other locations thus necessitating the construction of the proposed elementary school building; that the proposed elementary school will be compatible with the existing residential improvements in the neighborhood 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**

**APPLICANT:** Public Building Commission of Chicago/Chicago Board of Education **CAL. NO.** 237-96-S

**APPEARANCES FOR:** Terry Diamond

**MAP NO.** 3-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

June 21, 1996

**PREMISES AFFECTED-** 1400-12 N. Tripp 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, Public Building Commission of Chicago/Chicago Board of Education, for Public Building Commission of Chicago, owner, on May 14, 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 49 private -passenger automobiles, in an R3 General Residence District, on premises at 1400-12 N. Tripp Avenue, to satisfy the parking requirement for a proposed elementary school at 1401-47 N. Tripp Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 7.4-3,7.4-1(6), 7.7-3.”

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is an 18,091 sq.ft. lot and is unimproved except for vacant dilapidated frame building at the corner of N. Tripp Avenue and W. Hirsch Street; that on June 21, 1996, the Board approved the erection of an 80,175 sq.ft. 3-story elementary school (K-8), whose front yard will be 16.67' instead of 31.45', whose rear yard will be 12.98' instead of 30', and whose maximum floor area ratio will be 1.32 instead of 0.70, at 1401-47 N. Tripp Avenue, in Cal. No. 236-96-Z; that the applicant proposes to establish an off-site accessory parking lot for 49 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 the proposed elementary school at 1401-47 N. Tripp Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the standards and conditions hereinafter set forth; that Tripp Avenue between LeMoyné and Hirsch Streets will be vacated and closed to vehicular traffic before the school is opened and occupied; that the proposed off-site accessory

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 237-96-S

parking lot will be an improvement of a vacant lot and will help alleviate on-street parking in the neighborhood and that the establishment of an off-site accessory parking lot at the subject site will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for 49 private passenger automobiles, on premises at 1400-12 N. Tripp Avenue, to satisfy the parking requirement for a proposed elementary school at 1401-47 N. Tripp Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be enclosed, excepting the driveway, with ornamental wrought-iron fencing; 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 lighting and striping shall be provided; that ingress to and egress from the parking shall be via W. Hirsch Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that a security gate system shall be provided; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

**APPLICANT:** Public Building Commission of Chicago/Chicago Board of Education **CAL. NO.** 238-96-Z

**APPEARANCES FOR:** Terry Diamond

**MAP NO.** 3-K

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

**PREMISES AFFECTED-** 1400-12 N. Tripp Avenue

June 21, 1996

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

**ACTION OF BOARD--**

**THE VOTE**

VARIATION GRANTED.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Public Building Commission of Chicago/Chicago Board of Education, for Public Building Commission of Chicago, owner, on May 14, 1996, filed an application for a variation of the zoning ordinance to permit in an R3 General Residence District, the establishment of an off-site accessory parking lot for 49 private passenger automobiles, whose front yard will be 5' instead of 20', on premises at 1400-12 N. Tripp Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 7.4-1(6), 7.4-3, 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 1996 after due notice thereof by publication in the Chicago Sun-Times on June 3, 1996; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is an 18,091 sq.ft. lot and is unimproved except for a vacant frame residential building located at the corner of N. Tripp Avenue and W. Hirsch Street; that on June 21, 1996, the Board approved the applicant's special use application for the establishment of an off-site accessory parking lot for 49 private passenger automobiles at the subject site to satisfy the parking requirement for a proposed elementary school at 1401-47 N. Tripp Avenue, in Calendar No. 237-96-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 front yard variation requested is necessary to construct a 49 space parking lot; that without the reduction in the required front yard 13 parking spaces would be lost which would have to be relocated on the school site thereby reducing the limited playground area; that the plight of the owner is due to the limited space available on the proposed school site for a playground area and that by providing maximum use of the subject site for off-site parking, more on-site space is available for playground use; that the proposed off-site parking lot is located on the west side of N. Tripp Avenue directly across from the proposed school building

**MINUTES OF MEETING**

June 21, 1996

Cal. No. 238-96-Z

and that with landscaping along Hirsch Street to screen the parking lot from the street, the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of an off-site accessory parking lot for 49 private passenger automobiles, whose front yard will be 5' instead of 20', on premises at 1400-12 N. Tripp Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Community Counseling Centers of Chicago

**CAL. NO.** 373-95-A

**APPEARANCES FOR:**

**MAP NO.** 11-G

**APPEARANCES AGAINST:**

**MINUTES OF MEETING:**

June 21, 1996

**PREMISES AFFECTED-** 1447 W. Montrose Avenue

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

**ACTION OF BOARD--**

**THE VOTE**

CASE CONTINUED TO  
OCTOBER 18, 1996.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

MINUTES OF MEETING

June 21, 1996

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 19, 1996.

*Marian Rest*

Secretary