

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on September 16, 1994

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

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

Joseph J. Spingola
Chairman
Anthony J. Fornelli
LaRoy K. Martin
Gig McCabe-Miele
Thomas S. Moore

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Member Fornelli moved that the Board approve the minutes of the proceedings of the regular meeting held on August 19, 1994 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on October 21, 1994.

Marianne Rest
Secretary

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

APPLICANT: Joseph and Elka Abramchik
 APPEARANCES FOR: Ira I. Silverstein, Joseph Abramchik
 APPEARANCES AGAINST:

CAL. NO. 219-94-Z
 MAP NO. 19-I
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 3027 W. Jarvis Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Joseph and Elka Abramchik, for LaSalle National Bank, Tr. #112760, owner, on July 22, 1994, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 10' x 10' addition to the rear southeast corner of a 2-story brick single-family dwelling, whose east side yard will be 2.87' instead of 3' and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3027 W. Jarvis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story brick Georgian-style single-family dwelling with a 1-story rear addition; that the applicants propose to erect a 1-story 10' x 10' addition to the rear southeast corner of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations proposed are necessary to meet living space requirements of the applicants and their family; that the plight of the owner is due to the necessity of providing additional kitchen space in the existing single-family dwelling; that the proposed addition will follow the existing building lines 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

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it, does hereby make a variation in the application of the district regulation of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 10' x 10' addition to the rear southeast corner of a 2-story brick single-family dwelling whose east side yard will be 2.87' instead of 3' and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3027 W. Jarvis Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Everybody's Church
 APPEARANCES FOR: Patricia Eggleston
 APPEARANCES AGAINST:

CAL. NO. 220-94-Z
 MAP NO. 14-E
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 5958 S. Wabash Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Everybody's Church, owner, on August 8, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two 10' x 15' 1-story additions to the front of a 1-story brick church building, with no front yard and no south side yard instead of 14.64 feet and 7.5 feet respectively, on premises at 5958 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 24, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 1-story brick church building; that the applicant proposed to erect two 10' x 15' 1-story additions to the front of the existing 1-story church building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations proposed are necessary to provide two washroom facilities on the 1st floor of the existing church building; that the plight of the owner is due to the necessity of providing accessible washroom facilities for handicapped and elderly church members who cannot access the existing washrooms located in the basement without great difficulty; that there is no other suitable location for the proposed washroom additions other than in the front of the existing building; that the proposed additions will follow existing side walls of the building; 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

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upon it does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of two 10' x 15' 1-story additions to the front of a 1-story brick church building, with no front yard and no south side yard instead of 14.64 feet and 7.5 feet respectively, on premises at 5958 S. Wabash 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: 1910-12 Halsted Ltd. Partnership
 APPEARANCES FOR: Howard Kilberg, Bruce Abrams
 APPEARANCES AGAINST: Mark Ronan

CAL. NO. 221-94-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 1910-12 N. Halsted Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations denied.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, 1910-12 Halsted Ltd. Partnership, owner, on August 8, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 14.5' x 45' addition to the rear of a 3-story brick 6-dwelling unit building, with no south side yard instead of 5 feet and which addition will result in a 15% (1,555 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1910-12 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-4, §7.8-4,"

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; 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 subject site is located in an R4 General Residence District; that the site is improved with an approximately 80 year old 3-story brick 6-dwelling unit building and the requested 3-story 14.5' x 45' addition to the rear which is almost completed; that there also exists at the rear of the lot a newly constructed 10' high L-shape 6-car garage having a 4' high parapet on the north, west and south sides with an attached 14' high masonry wall along the south lot line connected to the addition; that Permit No. B765769 for remodeling/repair was issued on May 12, 1994 for the subject site; that the applicant testified that the original design for the additions was modified after the permit was issued to provide a five foot setback from the north lot line in deference to the adjoining property owner and that construction then continued to its present state; that the applicant stated that the original building at the site was dilapidated and vacant for 15 years and was not economically feasible or marketable without the additions as requested; and

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WHEREAS, the Board finds that no evidence was presented that would indicate that the subject property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located; that although the applicant testified that the subject property was not economically feasible or marketable without the requested variations, he offered no evidence to support this contention; that the applicant continued construction notwithstanding the fact that the project needed a variation approval from the Zoning Board of Appeals; that no evidence was presented that would indicate any unique circumstances nor particular hardship exists; it is therefore

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

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

APPLICANT: Philip I. Mappa Interests, Ltd.
 APPEARANCES FOR: Philip L. Mandell
 APPEARANCES AGAINST: Richard L. Mandel, Roger L. Galassini

CAL. NO. 222-94-Z
 MAP NO. 3-E
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 45 E. Cedar Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Philip I. Mappa Interests, Ltd., for Maywood-Proviso State Bank, Tr. 1797, owner, on August 4, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 5-story four dwelling unit condominium building, whose front yard will be 7.3 feet instead of 8.7 feet, whose side yards will each be 3.5 feet instead of 7 feet each, whose rear yard will be 22.7 feet instead of 30 feet, and with no provision for 1 loading berth, on premises at 45 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5, §7.11-5."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; 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 5,075 sq. ft. lot improved with a 3-story brick residential building; that the applicant proposes to demolish the existing building and erect a 5-story four condominium dwelling unit building with enclosed parking facilities on the 1st 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 variations requested are necessary to construct condominium dwelling units as designed containing adequate living space on this 5,075 sq. ft. lot; that the plight of the owner is due to the desire of the applicant to erect the said 5-story 4-dwelling unit building which will maintain the character of the neighborhood and to provide for enclosed off-street parking; that the proposed 5-story building will be compatible with existing residential improvements in the area, the majority of which do not comply with the yard set-back requirements of the zoning ordinance or provide loading berths; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 5-story 4 dwelling unit condominium building, whose front yard will be 7.3 feet instead of 8.7 feet, whose side yards will each be 3.5 feet instead of 7 feet each, whose rear yard will be 22.7 feet instead of 30 feet, and with no provision for one loading berth, on premises at 45 E. Cedar Street, upon condition that there shall be no driveway cut on E. Cedar Street and that access to the interior 1st floor parking shall be from the rear alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Public Building Commission of Chicago/Chicago Board of Education
 APPEARANCES FOR: Langdon Neal
 APPEARANCES AGAINST:

CAL. NO. 223-94-Z
 MAP NO. 10-H
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 4601-39 S. Wolcott Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 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 the Public Building Commission of Chicago, owner, on July 22, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story 64,000 sq. ft. preschool and K-8 elementary school building, whose east side yard will be 5 feet instead of 15 feet and whose total floor area ratio will be 1.2 instead of 0.70, on premises at 4601-39 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; 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 presently an unimproved lot; that the applicants proposed to erect a 3-story 64,000 sq. ft. preschool through 8th grade elementary school building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to construct the aforesaid elementary school which will alleviate severe overcrowding at the Hedges and Daley school located at 5017 S. Hermitage Avenue; that the proposed school will serve approximately 646 pupils; that the subject property was formerly a church, rectory and parochial school which due to its deteriorated physical condition is not suitable for further educational use; that the plight of the owner is due to unique circumstances in that the subject lot is only 125 feet wide which requires the variations requested; that the proposed school will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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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 64,000 sq. ft. preschool and K-8 elementary school building, whose east side yard will be 5 feet instead of 15 feet and whose total floor area ratio will be 1.2 instead of 0.70, on premises at 4601-39 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: Anthony Barbara
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 224-94-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 215 W. 30th Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Anthony Barbara, owner, on August 2, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story with basement 5-dwelling unit building, whose front yard and rear yard will each be 1.08 feet instead of 14.7 feet and 30 feet respectively, on premises at 215 W. 30th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4. §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an 8,106 sq. ft. unimproved lot; that the applicant proposes to erect a 2-story with basement 5-dwelling unit building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 5-dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 5-dwelling units are less than the amount permitted in this district, the proposed 2-story building requires greater land coverage on this shallow lot with encroachment into the required front and rear yards than would a yard-conforming multi-story rental apartment building; and that the said 2-story 5-dwelling unit building is compatible with many of the existing improvements in the area, most of which do not comply with the yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

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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 with basement 5-dwelling unit building, whose front yard and rear yard will each be 1.08 feet instead of 14.7 feet and 30 feet respectively, on premises at 215 W. 30th 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: Stratford Realty

CAL. NO. 225-94-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

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PREMISES AFFECTED— 2427 N. Seminary Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
November 18, 1994.

Joseph J. Spingola
Anthony J. Fornelli
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: Menard, Inc.

CAL. NO. 226-94-Z

APPEARANCES FOR:

MAP NO. 7-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 2601 N. Clybourn Avenue to 2765 N. Wolcott Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
November 18, 1994.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: River Bend Lofts, Inc.

CAL. NO. 227-94-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 7-H

APPEARANCES AGAINST:

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September 16, 1994

PREMISES AFFECTED— 2620 N. Clybourn Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, River Bend Lofts, Inc., owner, on July 26, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor in the renovation of an existing 2-story brick former commercial building into 10 dwelling units, in a B4-5 Restricted Service District, on premises at 2620 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 26, 1994, 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, §8.3-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in a B4-5 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-5 Restricted Service District; that on August 3, 1994 the City Council rezoned the subject site from M2-3 General Manufacturing to B4-5 Restricted Service specifically for the proposed development; that on November 15, 1991 the Board approved the establishment of dwelling units below the 2nd floor in the conversion of a 4-story brick commercial building into 39 dwelling units, on premises at 2614 N. Clybourn Avenue, in Cal. No. 282-91-S; that the aforesaid conversion and establishment of 39 dwelling units is Phase I in the conversion of the former commercial site into residential units; that the subject site is presently improved with a 2-story brick manufacturing building which the applicant proposes to convert and renovate into 10 dwelling units and is seeking to establish dwelling units on the ground floor; that there is a private road easement to Clybourn Avenue which serves both the proposed 10-dwelling unit building and the previously approved 39-dwelling unit building at 2614 N. Clybourn Avenue; that the proposed use is necessary for the public convenience at this location in that there is a demand in the area for residential housing units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use in

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Cal. No. 227-94-S

that landscaping shall be provided pursuant to the landscape ordinance, that the building is sufficiently removed from existing uses and therefore any impact its use may have on existing business improvements in the area will be negligible, and that adequate on-site parking will be provided; that the proposed use will be compatible with existing mixed improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the ground floor in the renovation of an existing 2-story brick former commercial building into 10 dwelling units, on premises at 2620 N. Clybourn Avenue, upon condition that all applicable ordinances of the City of Chicago including the landscape ordinance shall be complied with before a permit is issued; and be it further

RESOLVED, that a statement shall be provided in all the dwelling unit leases or purchase contracts if the building is condominiumized, which discloses that the area generally surrounding the subject site is zone for general manufacturing uses and that the existing or future uses may be noisy, odorous or dirty and that commercial traffic may be present at all hours of the day.

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

APPLICANT: Bruce Abrams
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 228-94-S
 MAP NO. 1-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 411-51 W. Ontario Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bruce Abrams, owner, on August 4, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 5 dwelling units on the ground floor of a 7-story brick building containing 174 dwelling units, in a B4-5 Restricted Service District, on premises at 411-51 W. Ontario Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 4, 1994, 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, specifically, §8.3-4(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in a B4-5 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-5 Restricted Service District; that on August 3, 1994 the City Council rezoned the subject site from M1-5 and C3-5 zoning districts to B4-5 Restricted Service; that the subject site is a 383,000 sq. ft irregular shaped parcel of land improved with a vacant 7-story brick office/manufacturing building in the process of renovation; that the applicant proposes to convert and renovate the subject building into 175 dwelling units and is seeking to establish five dwelling units on the ground floor; that the proposed use is necessary for the public convenience at this location in that there is a demand in the area for residential housing units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use in that landscaping shall be provided pursuant to the landscape ordinance and that adequate on-site parking shall be provided; that business activity has been dormant in this area for many years and that the proposed use will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 16, 1994

Cal. No. 228-94-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 5 dwelling units on the ground floor of a 7-story brick building containing 174 dwelling units, on premises at 411-51 W. Ontario Street, upon condition that all applicable ordinances of the City of Chicago including the landscape ordinance shall be complied with before a permit is issued.

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

APPLICANT: Renaissance Realty Corp.
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 229-94-S
 MAP NO. 5-G
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 2153 N. Clybourn Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Renaissance Realty Corp., owner, on July 26, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of retail uses in a proposed 1-story 9,470 sq. ft. building, in Planned Manufacturing District No. 1, on premises at 2153 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 26, 1994, 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, §16-9-070."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; 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 the proposed use is to be located in Planned Manufacturing District No. 1; that the subject site is an irregularly shaped 19,339 sq. ft. lot improved with 4 vacant buildings; that the applicant proposes to erect a 1-story 9,470 sq. ft. retail building at the subject site with on-site accessory parking south of the proposed building; that the subject building will contain two retail tenants; that the proposed use is necessary for the public convenience at this location in that there is a greater demand for retail uses than for industrial uses in the area; that the subject site is located in the buffer area of the Clybourn Corridor Planned Manufacturing District with residential uses to the east and has no competitive potential for manufacturing or industrial concerns at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use for the following reasons: that there is no evidence that the establishment of the proposed use would cause any loss of manufacturing jobs in the area in that the subject site is located within the buffer zone of the Clybourn Corridor Planned Manufacturing District No. 1; that the applicant provide adequate on-site parking with ingress and egress via N. Clybourn Avenue and ingress only from N. Wayne Avenue which will help alleviate on-street parking and ease any traffic

MINUTES OF MEETING

September 16, 1994

Cal. No. 229-94-S

flow congestion that may occur; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the subject site is located in an area that is retail in nature and which is not in close proximity to the core area of the planned manufacturing district; 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 retail uses in a proposed 1-story 9,470 sq. ft. building, on premises at 2153 N. Clybourn Avenue, upon condition that the proposed retail tenants in the proposed building shall be limited to those uses permitted in the B2 Restricted Retail District; that no restaurants or uses serving liquor shall be permitted at the subject site; that the permitted retail space shall be limited to 8,400 sq. ft. if the proposed 24 parking space arrangement is retained; that the applicant shall rehab and maintain the existing 1-story brick building located on the northeast portion of the site; that the proposed parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 7 feet high wood or masonry fence shall be provided along the northeasterly property line adjacent to the alley to screen the parking area from abutting residential property; that concrete wheel stops shall be provided; that striping shall be provided; that ingress and egress shall be via N. Clybourn Avenue; that the driveway located on N. Wayne Avenue shall be for ingress only; that lighted directional signs shall be provided; that the driveways shall be constructed in accordance with applicable ordinances; that landscaping shall be provided consisting of mature plantings which exceed the minimum requirements of the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the parking area 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: Forest Jewelers

CAL. NO. 230-94-S

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING
September 16, 1994

PREMISES AFFECTED— 3226 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
November 18, 1994.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Freeman Jewelers, Inc.
 APPEARANCES FOR: Alvin Bell
 APPEARANCES AGAINST:

CAL. NO. 231-94-S
 MAP NO. 22-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 111 W. 87th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Freeman Jewelers, Inc, for Adco & Associates, owner, on August 4, 1994, 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 conjunction with an existing jewelry store in a 1 and 2-story brick shopping center building, in a B5-1 General Service District, on premises at 111 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 24, 1994, 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, §8.4-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in a B5-1 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 B5-1 General Service District; that the subject jewelry store is located in a 1 and 2-story brick shopping center building; that the applicant jewelry store has occupied the subject premises for the past 10 years; that the applicant proposes to establish a pawn shop operation in conjunction with the existing retail jewelry store at the subject site; that testimony presented indicates that the retail jewelry sales operation will remain the predominant business activity at the site; that the proposed pawn shop use is necessary for the public convenience at this location to provide a service to the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable city and state ordinances governing the establishment and operation of pawn shops; that with little or no change in the existing signage at the subject premises the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 16, 1994

Cal. No. 231-94-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pawn shop in conjunction with an existing jewelry store in a 1 and 2-story brick shopping center building, on premises at 111 W. 87th Street, upon condition that signs or logos advertising pawn shop activity at the premises shall be minimal and discreet; that all applicable city and state ordinances governing the establishment and operation of pawn shops shall be complied with; and that all other applicable city ordinances shall be complied with before a permit is issued.

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

APPLICANT: George Hudson

CAL. NO. 232-94-S

APPEARANCES FOR:

MAP NO. 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 5804 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
November 18, 1994.

Joseph J. Spingola
Anthony J. Fornelli
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: Philip Bernstein
 APPEARANCES FOR: Philip Bernstein
 APPEARANCES AGAINST:

CAL. NO. 233-94-S
 MAP NO. 11-H
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 4621 N. Lincoln Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola			X
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Philip Bernstein, for William Carey, owner, on August 9, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a package-liquor store in a 3-story brick store and apartment building, in a B5-2 General Service District, on premises at 4621 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 27, 1994, 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, §8.3-5."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is improved with a 3-story brick store and apartment building; that the intended use of the subject store premises by the applicant for licensing purposes is as a package liquor store, however, the applicant will be selling premium priced fine wines only at the site; that the proposed use is necessary for the public convenience at this location to provide fine wines to area residents; that the applicant testified that there are presently no fine wine shops in this area of the city; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable city ordinances and licensing requirements pertaining to the sale of alcoholic beverages; that the proposed use will be an improvement of a currently vacant store premises and will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the area; 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 package liquor store specializing in the sale of fine wines only in a 3-story brick store and apartment building, on premises at 4621 N. Lincoln Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied

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

APPLICANT: Northwestern Savings & Loan Association
 APPEARANCES FOR: Martin S. Korey
 APPEARANCES AGAINST:

CAL. NO. 234-94-S
 MAP NO. 5-H
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 2313-17 N. Western Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Northwestern Savings & Loan Association, for Chicago Ceramic Tile Layers and Terrazzo Workers Union, Local No. 67, owner, on August 5, 1994, 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 the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 2313-17 N. Western Avenue, to serve the employees of a savings and loan at 2300 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1994, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; 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 7,980 sq. ft. parcel of land currently improved with a 1-story brick building with a parking lot to the south; that the proposed 26 space off-site accessory parking lot is necessary for the public convenience at this location to provide off-street parking for the employees of the applicant savings and loan at 2300 N. Western Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use is located across N. Western Avenue from the applicant savings and loan and is compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

September 16, 1994

Cal. No. 234-94-S

parking lot for the parking of private passenger automobiles, on premises at 2313-17 N. Western Avenue, to serve the employees of a savings and loan at 2300 N. Western Avenue, upon condition that no use shall be made of the property for the purpose requested under the following conditions shall have been complied with: that the proposed parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said parking lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 2 feet high steel beam guard rails shall be erected on the north, south and west lot lines, excepting the driveway; that lighting shall be provided; that striping shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be from N. Western Avenue and that the 10 parking spaces abutting the public alley to the east shall have access from the public alley providing a waiver of the alley barrier is obtained from the City Council; that the N. Western Avenue driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked by a sliding steel gate at the N. Western Avenue access during all hours when not in use by the applicant savings and loan; that the 10 parking spaces abutting the alley to the east and accessed by the public alley may be made available to area residents during the weekend, which public parking is permitted under the B4 district zoning; that all applicable ordinances of the City of Chicago shall be complied with before a permit 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: Antioch Korean Covenant Church

CAL. NO. 235-94-S

APPEARANCES FOR:

MAP NO. 13-I

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 5425 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1994.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
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: Walter and Cheri Thompson
 APPEARANCES FOR: Walter and Cheri Thompson
 APPEARANCES AGAINST: Thomas Murphy, Helen Lange, et al.

CAL. NO. 236-94-S
 MAP NO. 10-I
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 2623 W. 79th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Walter and Cheri Thompson, for Roy Weber, owner, on July 28, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 24-seat church in a store on the ground floor of a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2623 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 1994, 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, §8.3-2, §8.4-1(1), §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with a 2-story brick store and apartment building; that the applicants propose to establish a 24-seat church on the ground floor of the subject building; that no evidence was presented to indicate the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business character of W. 79th Street; and that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the area would be restricted; it is therefore

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

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

APPLICANT: Mount Olive Missionary Baptist Church
 APPEARANCES FOR: Langdon Neal
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7228-30 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 237-94-S
 MAP NO. 18-H
 MINUTES OF MEETING
 September 16, 1994

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mount Olive Missionary Baptist Church, owner, on August 5, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 200-seat church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 7228-30 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 24, 1994, 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, §8.4-1(1), §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the said use is necessary for the public convenience at this location to continue to meet the needs of the members of the congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use which will comply with all applicable building code regulations and which will provide adequate off-street parking in a leased parking lot located at 7211-13 S. Ashland Avenue; that the said use is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 200-seat church in a 1-story brick building, on premises at 7228-30 S. Ashland Avenue, upon condition that off-street parking to satisfy the parking requirements of the applicant church shall be located at 7211-13 S. Ashland Avenue as provided for in Cal. No. 238-94-S; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mount Olive Missionary Baptist Church
 APPEARANCES FOR: Langdon Neal
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7211-13 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 238-94-S
 MAP NO. 18-G
 MINUTES OF MEETING
 September 16, 1994

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS. Mount Olive Missionary Baptist Church, for Suzi Baba, owner, on August 5, 1994, 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 on leased land for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 7211-13 S. Ashland Avenue, to satisfy the parking requirement for a proposed church at 7228-30 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 24, 1994, 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, §8.4-1(6), §8.4-4(1), §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on September 16, 1994, the Board approved the establishment of a 200-seat church in a 1-story brick building at 7228-30 S. Ashland Avenue, in Calendar No. 237-94-S; that the subject site is a 5,448 st. ft. unimproved lot; that the applicant proposes to lease the subject site in order to provide off-street parking spaces; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the applicant church located at 7228-30 S. Ashland Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation in the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located northeast and across S. Ashland Avenue from the applicant church; that the terms of the lease of the subject site is for 5 years, beginning January 1, 1994 and terminating on December 31, 1999; that the proposed use of the site for off-street parking will be improvement of a vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 16, 1994

Cal. No. 238-94-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 on leased land for the parking of private passenger automobiles, on premises at 7211-13 S. Ashland Avenue, to satisfy the parking requirement for a proposed church at 7228-30 S. Ashland Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the the proposed parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 6 feet high chain link fence shall be erected on the periphery of the lot, excepting the driveway; that concrete wheel stops shall be provided; the lighting shall be provided directed away from adjacent residential property; that striping shall be provided; that ingress and egress shall be from S. Ashland Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked when not in use by the applicant church; that 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)conformance with the provisions and standards hereby established under this order and under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Hamilton Health Care, Ltd,
 APPEARANCES FOR: Ronald Moyer, Maisha Hamilton-Bennett
 APPEARANCES AGAINST:

CAL. NO. 239-94-S
 MAP NO. 14-D
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 6042 S. Indiana Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Hamilton Health Care, Ltd., for the Archdiocese of Chicago, owner, on July 28, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence to serve up to 40 youths ages 12 to 16 who are wards of the state in a former 2-story brick convent building, in an R5 General Residence District, on premises at 6042 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 27, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-5, §7.4-1(12), §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 September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with the 2-story brick former St. Anselm's parish convent building located on the northeast corner of a lot additionally improved with a 2-story parochial school building; that the applicant proposes to establish a transitional residence for up to 40 female wards of the state ages 12 to 16 in the existing former convent building at the subject site; that the proposed facility will provide full diagnostic and residential services in an intensive, individualized program over a period of 18 to 24 months for the residents of the facility; that professional staff personnel will be on duty at the subject site 24 hours daily, divided into three 8-hour shifts; that the total number of staff is approximately 40 persons with a staff to client ratio of 1:3; that the proposed use is necessary for the public convenience at this location in that there are few transitional residence facilities to serve specifically minor females who are wards of the state; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which comply with all applicable provisions of state and municipal ordinances governing the establishment and operation of transitional residence facilities; that the proposed use, which fulfills a need in the community, is consistent

MINUTES OF MEETING

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with the former use of the premises as a convent and is compatible with existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence to serve up to 40 females ages 12 to 16 who are wards of the state in a former 2-story brick convent building, on premises at 6042 S. Indiana Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a transitional residence until the building complies with all applicable code regulations; that residence staff shall be on duty 24 hours daily; 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 residence activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence for female wards of the state ages 12 to 16, or any increase in beds as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Daniel Levin
 APPEARANCES FOR: David A. Grossberg
 APPEARANCES AGAINST: Robin Kaufman, et al.

CAL. NO. 240-94-S
 MAP NO. 12-D
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 1554 E. Hyde Park Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, Daniel Levin, for American National Bank & Trust Company of Chicago, Tr. #118523-08, owner, on August 5, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of off-site accessory and non-accessory parking of private passenger automobiles on a cone-shaped lot, in an R8 General Residence District, on premises at 1554 E. Hyde Park Boulevard, to satisfy the parking requirement for the abutting 21-story apartment building at 5000 S. Cornell Avenue and with some of the spaces rented out on a monthly basis to other residents in the neighborhood; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

WHEREAS, the district maps show that the premises is located in an R8 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 R8 General Residence District; that the subject site is a cone-shaped unimproved lot of approximately 47,780 sq. ft. with railroad tracks abutting the site to the west and high-rise buildings to the east; that the applicant proposes to establish a 114 space off-site accessory parking lot at the site of which at least 78 spaces to be set aside for residents of the condominium building at 5000 S. Cornell Avenue; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the abutting 21-story residential dwelling unit building at 5000 S. Cornell Avenue and to provide public parking within a neighborhood in which there is a shortage of public parking spaces; that the public health, safety and welfare will be adequately protected under the design, location and operation of the proposed use which will be improved and operated under the conditions hereinafter set forth; and that the proposed use will be an improvement of a formerly odd-shaped vacant lot and will not cause substantial injury to the value of other

MINUTES OF MEETING

September 16, 1994

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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 off-site accessory and non-accessory parking of private passenger automobiles on a cone-shaped lot, on premises at 1554 E. Hyde Park Boulevard, to satisfy the parking requirement for the abutting 21-story apartment building at 5000 S. Cornell Avenue and with some of the spaces rented out on a monthly basis to other residents in the neighborhood, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the proposed parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 6 ft. high security fencing shall be erected on the periphery of the lot, excepting the driveway(s); that concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential property; that striping shall be provided; that ingress and egress shall be located at the north end of the subject site via N. Cornell Avenue; that the driveway(s) shall be constructed in accordance with applicable ordinances; that landscaping shall be provided in accordance with the parking lot landscape plan prepared by Brickman Group architects dated August 23, 1994; that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued; that at least 78 parking spaces shall be set aside for the residents of the 5000 S. Cornell residential building. 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 under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Ismael and Fahima Martinez

CAL. NO. 241-94-A

APPEARANCES FOR:

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 5348 S. Sawyer Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
November 18, 1994.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Josephine McCoy-Jones
 APPEARANCES FOR: Josephine McCoy-Jones
 APPEARANCES AGAINST: Harriette Mimms (4th Ward Office)

CAL. NO. 242-94-A
 MAP NO. 12-E
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 618 E. 50th 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Josephine McCoy-Jones, owner, on August 8, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a variety shop in a 1-story brick store building, in an R5 General Residence District, on premises at 618 E. 50th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 27, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 1-story brick building containing several business uses, including an existing beauty salon which has been operated by the appellant at the subject site since 1955; that the appellant is now seeking to expand her business by partitioning off the existing beauty salon in order to provide a separate location for the proposed variety shop activity; that the existing beauty salon and the proposed variety store activity are B1 uses; that the proposed variety store activity, consisting of the sale of hair products, hosiery, earrings, candy, etc. may be considered an accessory use, if subordinate in scope, to the principal beauty salon operation; 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 variety shop in conjunction with an existing beauty salon in a 1-story brick store building, on premises at 618 E. 50th Street, upon condition that the hours of operation of the variety shop shall coincide with the hours of operation of the existing beauty salon, 9 A.M. to 5 P.M., Tuesdays through Saturdays; 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: Wexenthaller Realty Management, Inc.
 APPEARANCES FOR: Carol DiVencenzo, Paula M. Carlotta
 APPEARANCES AGAINST:

CAL. NO. 243-94-A
 MAP NO. 7-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 425 W. Surf 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Wexenthaller Realty Management, Inc., for 425 W. Surf Ltd. Partnership, owner, on August 9, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a florist/gift shop in the store on the ground floor of a 9-story 143-unit apartment building, in an R7 General Residence District, on premises at 425 W. Surf Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 4, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994; and

WHEREAS, the district maps show that the premises is located in an R7 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 R7 General Residence District; that the subject site is improved with a 9-story 143-unit apartment building containing the subject store premises and another store premises occupied by a tailoring business; that the lessee of the subject store premises, Carol DiVencenzo, seeks to establish a gift shop including the accessory sale of flowers at the site; that the gift shop is a permitted use under the R7 zoning; that the sale of flowers may be considered accessory to the principal retail gift shop operation; 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 gift shop with accessory sale of flowers in the store on the ground floor of a 9-story 143-unit apartment building, on premises at 425 W. Surf Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through Saturdays; 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: Rising Sun M.B. Church

CAL. NO. 244-94-S

APPEARANCES FOR:

MAP NO. 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 811 N. Parkside Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Rising Sun M.B. Church

CAL. NO. 245-94-Z

APPEARANCES FOR:

MAP NO. 3-M

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 811 N. Parkside 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
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Scott P. Mistretta
 APPEARANCES FOR: Geoffrey K. James, Scott P. Mistretta
 APPEARANCES AGAINST:

CAL. NO. 246-94-A
 MAP NO. 2-G
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 1140 W. Monroe 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Scott P. Mistretta, owner, on August 11, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a watchman's dwelling unit in a 2-story brick commercial building, in an M1-3 Restricted Manufacturing District, on premises at 1140 W. Monroe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 28, 1994, 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, §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 September 16, 1994; and

WHEREAS, the district maps show that the premises is located in an M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, have 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 M1-3 Restricted Manufacturing District; that the subject site is improved with a 2-story brick commercial building; that the appellant purchased the subject building approximately six weeks ago; that the appellant proposes to establish his interior decorating business in the subject site building; that the appellant states there was an existing apartment unit in the building at time of purchase; that the appellant seeks to establish a "watchman's dwelling unit" to be occupied by himself on the second floor of the subject building; that the second floor of the building contains 7,500 sq. ft. and that the appellant proposes to use approximately 1,500 sq. ft. as residential living space; that under Section 10.3-1(19) of the zoning ordinance, dwelling units for watchmen located on the premises where they are employed are permitted; that the appellant is, in effect, the watchman of his business premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the

MINUTES OF MEETING
September 16, 1994
Cal. No. 246-94-A

Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a watchman's dwelling unit in a 2-story brick commercial building, on premises at 1140 W. Monroe Street, upon condition that the dwelling unit shall be limited to 10% of the building's existing floor area up to a maximum of 1,500 sq. ft., whichever is less; that all applicable building code regulations shall be complied 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; and be it further

RESOLVED, that the resolution granted herein shall be recorded against the owner of the property with the Office of the Recorder of Deeds of Cook County.

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

APPLICANT: Jim Yamamoto
 APPEARANCES FOR: Adrienne M. Geary, Jim Yamamoto
 APPEARANCES AGAINST:

CAL. NO. 177-94-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 232-34 W. 23rd Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jim Yamamoto, for Samuel Lizzo, owner, on May 24, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story two dwelling unit townhouse building, with no front yard instead of 5.7 feet and whose rear yard will be 8 feet instead of 30 feet, on premises at 232-34 W. 23rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered M. 20, 199 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1), §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site consists of two unimproved 25' x 48.03' lots with no alley access and slightly below street grade level; that the applicant proposes to erect a 2-story two dwelling unit townhouse 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 yard variations requested are necessary in order to erect the proposed 2-story two dwelling unit townhouse building with adequate living space; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units in the area but there is a demand for attached single-family townhomes, which arrangement requires greater horizontal land coverage and encroachment into the required front and rear yard of this lot having a shallow depth; that the proposed 2-story two dwelling unit townhouse building will be compatible with the majority of the existing improvements in the area which do not comply with the front and rear yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 16, 1994

Cal. No. 177-94-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story two-dwelling unit townhouse building, with no front yard instead of 5.7 feet and whose rear yard will be 8 feet instead of 30 feet, on premises at 232-34 W. 23rd Street, upon condition that adequate space shall be provided within the proposed townhouse dwelling units for the storage of garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Roy Warner, Jr.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 178-94-Z
MAP NO. 7-G
MINUTES OF MEETING
September 16, 1994

PREMISES AFFECTED— 2502 N. Sheffield Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
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: Alex Anagnostopoulos
 APPEARANCES FOR: Michael Coan, Alex Anagnostopoulos
 APPEARANCES AGAINST:

CAL. NO. 179-94-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 1438 N. Wieland Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

THE RESOLUTION:

WHEREAS, Alex Anagnostopoulos, owner, on May 27, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story two dwelling unit building whose north side yard will be 6 inches instead of 2.5 feet and whose rear yard will be 15 feet instead of 30 feet, on premises at 1438 N. Wieland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8, §7.9."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; 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 25' x 102.2' lot presently improved with a 2-story brick residential building; that the applicant proposes to erect a 4-story two condominium dwelling unit building at the subject site; that the subject property has no alley access; that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed two dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units in the area but there is a demand for attached single family townhouse condominium units; that the proposed two dwelling units will be back to back on this 25' wide lot, which arrangement requires encroachment into the required rear yard and into the required north side yard in order to provide adequate living space in the two dwelling units; that the proposed 4-story two dwelling units building is compatible with existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 16, 1994

Cal. No. 179-94-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story two dwelling unit building whose north side yard will be 6 inches instead of 2.5 feet and whose rear yard will be 15 feet instead of 30 feet, on premises at 1438 N. Wieland Avenue, upon condition that adequate space shall be provided on the property for the storage of garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Long John Silver's, Inc.

CAL NO. 156-94-S

APPEARANCES FOR:

MAP NO. 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 1434 E. 87th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1994.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Long John Silver's, Inc.
 APPEARANCES FOR: Edward Shenoo
 APPEARANCES AGAINST:

CAL. NO. 157-94-S
 MAP NO. 28-F
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 11101 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Long John Silver's, Inc., owner, on April 8, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing restaurant, in a B4-1 Restricted Service District, on premises at 11101 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1993, 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, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; and

WHEREAS, the district maps show that the premises is located in a B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is an 18,776 sq. ft. lot improved with a 1-story Long John Silver's restaurant with parking to the south; that it is proposed to establish a drive-through facility in conjunction with the existing restaurant at the site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service necessary in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility to be improved and operated under the conditions hereinafter set forth; that the proposed use is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with an existing restaurant, on premises at 11101 S. Halsted Street, upon condition that ingress to the drive-through facility shall be from S. Halsted Street and from 111th Street; that lighted directional signs shall be erected at the established entrances

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Cal. No. 157-94-S

and exits of the site; that a 6 foot high solid wood fence shall be provided on the east property line to screen the facility from residential property located across the alley to the east; that landscaping shall be provided in accordance 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 permit is issued.

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

APPLICANT: Ulas Sherley
 APPEARANCES FOR: Freddrenna M. Lyle
 APPEARANCES AGAINST:

CAL. NO. 183-94-S
 MAP NO. 18-D
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 7686 S. South Chicago Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ulas Sherley, for Commonwealth Edison, owner, on May 6, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a junk yard on a 1.45 acre site, in an M2-1 General Manufacturing District, on premises at 7686 S. South Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1994, 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, §10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; and

WHEREAS, the district maps show that the premises is located in an M2-1 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 M2-1 General Manufacturing District; that the subject site is a parcel of land approximately 1.45 acres and is improved with an operating junk yard; that the applicant strips used automobiles for reusable parts; that the junked automobiles are brought to the subject site by residents who reside mainly within a five mile radius; that the said use is necessary for the public convenience at this location to provide a necessary service in the community; that the public health, safety and welfare will be adequately protected in the said use of the site which shall be operated in compliance with the federal and state environmental protection agencies, the Department of Environment of the City of Chicago, and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the subject site is located in an M2-1 General Manufacturing District and is abutted on the west lot line by railroad tracks; that with corrugated steel fencing along E. 77th Street and S. Chicago Avenue, the said use will be compatible with existing manufacturing improvements along S. South Chicago Avenue and will not cause substantial injury to the value of other property in the area; it is therefore

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

MINUTES OF MEETING

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Cal. No. 183-94-S

Zoning Administrator is authorized to permit the approval of the location and the establishment of a junk yard on a 1.45 acre site, on premises at 7686 S. South Chicago Avenue, upon condition the applicant repair and maintain the corrugated fencing in a manner consistent with the municipal code of the City of Chicago; that the junk yard shall be operated in compliance with the federal and state environmental protection agencies, the Department of Environment of the City of Chicago and with the performance standards established in Article 10 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charles A. Cartagena

CAL. NO. 184-94-S

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 2148 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1994.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
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: Chicago Board of Education
 APPEARANCES FOR: Terrance M. Diamond
 APPEARANCES AGAINST:

CAL. NO. 196-94-S
 MAP NO. 12-H
 MINUTES OF MEETING
 September 16, 1994

PREMISES AFFECTED— 4801-13 S. Marshfield Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 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 19, 1994, 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 the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 4801-13 S. Marshfield Avenue, to serve the Chavez School at 4747 S. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1994, 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, §8.4-1(6)(8), §8.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; 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 presently an unimproved lot; that the applicant originally proposed to establish an off-site staff parking lot and a playlot to serve the Chavez School at the subject site; that the applicant now proposes to use the entire site for off-street accessory parking; that the proposed use is necessary for the public convenience at this location to provide off-street parking for the staff of the Chavez Elementary School located at 4747 S. Marshfield Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and maintained under the conditions herein-after set forth; that the proposed parking lot located directed across 48th Street from the Chavez School will help alleviate on-street parking congestion in the area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and Zoning Administrator is authorized to permit the establishment of an off-site accessory

MINUTES OF MEETING

September 16, 1994

Cal. No. 196-94-S

accessory parking lot for the parking of private passenger automobiles, on premises at 4801-13 S. Marshfield Avenue, to serve the Chavez School at 4747 S. Marshfield Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the proposed parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 2 feet high steel beam guard rails shall be erected on the periphery of the lot, excepting the driveway(s); that concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be determined by the Bureau of Street Traffic; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked when not in use by the staff of the Chavez School; 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.

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

APPLICANT: Jay Schatz

CAL. NO. 197-94-S

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1994

PREMISES AFFECTED— 247 E. Ontario Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING
September 16, 1994
Cal. No. 16-94-S

Susan G. Connelly, for Chicago Sinai Congregation, applicant, presented a written request for an extension of time in which to obtain necessary building permits for the establishment of a 350 to 800-seat synagogue/community center, on premises at 5-15 W. Delaware Place, approved by the Board on January 21, 1994 in Cal. No. 16-94-S.

Ms. Connelly stated the applicant requests the extension of time, well in advance of expiration of the initial one-year period of validity of the order, because it will be unable to complete the type of planning process that it believes is necessary for its new temple in sufficient time to obtain a building permit by February 17, 1995.

Chairman Spingola moved that the request be granted and the time extended to January 21, 1996 in order for the applicant to complete the planning process and obtain necessary building permits. The motion prevailed by yeas and nays as follows:

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

October