

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, Friday, May 19, 1995
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

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Member Moore moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 21, 1995 (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 fact of the resolutions.

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

APPLICANT: Simpson & Sons Automotive CAL. NO. 104-95-A
 APPEARANCES FOR: Mark J. McCombs, Eugene Simpson MAP NO. 17-I
 APPEARANCES AGAINST: Jeff Greenfield, Bernard L. Stone MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED-- 6632 N. California Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD --

THE VOTE

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

	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, Simpson & Sons Automotive, for Eugene Simpson, owner, on February 24, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the repair and rebuilding of automobiles in a 1-story garage building, in an R3 General Residence District, on premises at 6632 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 33' x 125' lot improved with a 33' x 33' brick 1-story non-conforming automobile repair garage on the front of the lot with a fenced-in area for parking at the rear; that the appellant purchased the subject property and automobile repair business from the prior owner Morris Gelfand in 1991 and has operated the business since that time; that a change in licensing classification has caused the case to be filed; that the appellant testified that the current business operation at the site consists of general automobile repair and maintenance with business hours from 8 A.M. to 6 P.M. Monday through Friday and 8 A.M. to 4 P.M. on certain Saturdays and that he works at the site part-time and presently has one employee; that he further testified that the conduct of his repair business and hours of operation are similar to the operation of the previous owner; that the next door neighbor testified that he has observed the operation at the subject site for 35 years and that the previous owner operated a one-man shop during the hours of 7 A.M. and 3 P.M. Monday through Friday and until noon on Saturday and had a limited volume of business usually by appointment only and did ordinary auto repair such as tune-up, oil changes, etc. and never stored cars on the property or the street; that he further testified that the present owner has increased the volume of business at the site by adding a second hydraulic lift and employed up to three mechanics, operates to 11 P.M. at night and all day Saturday, stockpiles

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

APPLICANT: Logan M. Otto
 APPEARANCES FOR: Logan M. Otto
 APPEARANCES AGAINST:

CAL. NO. 106-95-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED--- 1520 N. Cleveland Avenue
 SUBJECT--- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD---

Variation granted.

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		

THE RESOLUTION:

WHEREAS, Logan M. Otto, owner, on March 24, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, a recently constructed 21' x 22' x 25' high detached garage on the rear of the lot of which the top 10 feet encroaches vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 1520 N. Cleveland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 said use is located in an R5 General Residence District; that the subject site is a 25' x 125' lot improved with a 1½-story brick and frame residence with a recently completed masonry garage on the rear of the lot; that the said garage measures 21' x 22' x 25' high and exceeds the maximum 15 feet height limitation under the zoning ordinance; that said garage was erected under a permit secured in August, 1993; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the applicant desired to use the full maximum height allowed under the zoning ordinance to facilitate a basketball hoop inside the garage; that the plight of the owner is due to unique circumstances in that originally the said garage was to have a flat roof supported by prefabricated trusses; that an opinion given the applicant by a structural engineer in assessment of the progress of the work indicated that the possible snow load from the taller and sloping roofs of the buildings on either side of the said garage would make the number of roof trusses insufficient; that subsequently, upon learning that there would be a long waiting period for the additional trusses the applicant upon recommendation by contractors put up a pitched roof which caused the garage to exceed the maximum 15 feet height limitation; that the said garage is

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compatible with the height of the garages on either side of the subject site, and that the variation , if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a recently constructed 21' x 22' x 25 feet high detached garage on the rear of the lot of which the top 10 feet encroaches vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 1520 N. Cleveland Avenue, upon condition that no dwelling unit shall be installed in the expanded garage space; 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: Kevin M. McCormick & Clare E. McCormick CAL. NO. 107-95-Z
 APPEARANCES FOR: Kevin M. McCormick MAP NO. 20-K
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 8554 S. Kostner 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, Kevin M. McCormick & Clare E. McCormick, owner, on March 28, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition to a 1-story brick single-family dwelling, whose combined side yards will be 8 feet instead of 10.05 feet and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 8554 S. Kostner Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 single-Family Residence District; that the subject site is a 33.5' x 124.6' lot improved with 1-story brick and frame single-family dwelling with the subject 2nd story under construction; that the said 2nd story addition was begun without necessary building permits; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 2nd story addition is necessary to meet living space requirements of the applicant and his family; that the plight of the owner is due to the necessity of providing additional bedroom and bath space for the applicant and his family; that the said 2-story addition will be compatible with other residential improvements in the area which also have 2nd story additions; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

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ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition to a 1-story brick single-family dwelling, whose combined side yards will be 8 feet instead of 10.05 feet and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 8554 S. Kostner 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: Jose Urteaga
 APPEARANCES FOR: Lawrence K. Kennon, Jose Urteaga
 APPEARANCES AGAINST:

CAL. NO. 108--95-Z
 MAP NO. 20-K
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 8111 S. Keating 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Jose Urteaga, owner, on April 7, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 36' x 41.5' addition to a 1-story brick single-family dwelling, whose north side yard will be 4.8' and whose south side yard will be 3.6' instead of combined side yards of 12' and neither side yard less than 4' and whose maximum floor area ratio will be approximately 0.56 instead of 0.50, on premises at 8111 S. Keating Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 48' x 112.95' lot improved with a 1-story brick single-family dwelling with the aforesaid 36' x 41.5 2nd story frame addition partially completed; that the subject lot has no alley access; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 2nd story addition is necessary to meet the living space requirements of the applicant and his extended family; that the plight of the owner is due to the shallow depth of the subject lot which necessitates providing the needed additional living space as a 2nd floor addition; that although the said 2nd story addition with mansard roof overhangs the existing single-family dwelling it will not impair an adequate supply of light and air to adjacent properties in that 16' driveways are located on both sides of the subject site single-family dwelling; that the said addition will be compatible with existing residential improvements, including another single-family dwelling with mansard roof on the block; and that the variations, if granted, will not alter the essential character

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of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story 36' x 41.5' addition to a 1-story brick single-family dwelling, whose north side yard will be 4.8' and whose south side yard will be 3.6 feet instead of combined side yards of 12' and neither side yard less than 4' and whose maximum floor area ratio will be approximately 0.56 instead of 0.50, on premises at 8111 S. Keating Avenue, upon condition that no kitchen facilities shall be installed in the aforesaid 2nd story addition; 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: Philip and Chana Kovalsky
 APPEARANCES FOR: Philip Kovalsky, Martin Sass
 APPEARANCES AGAINST:

CAL. NO. 109-95-Z
 MAP NO. Map 15-J
 MINUTES OF MEETING
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PREMISES AFFECTED— 6016 N. Drake 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. Philip and Chana Kovalsky, owner, on April 12, 1995, 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 20' x 26' addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 2.83' and whose south side yard will be 1.08' instead of 3 feet each and whose maximum floor area ratio will be 0.65 instead of 0.50., on premises at 6016 N. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 12, 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, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 124.63' lot improved with a 2-story brick Georgian-style single-family dwelling with a 2-car garage on the rear of the lot; that the applicant proposes to erect a 1-story 20' x 26' addition to the rear of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 1-story addition is necessary to meet the living requirements of the applicant and his extended family; that the plight of the owner is due to the applicant's need for an enlarged den and outdoor deck space; that the variations, if granted, will not alter the essential character of the locality in that the proposed 1-story addition will follow existing building walls and will be compatible with existing residential improvements in the neighborhood; 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 1-story 20' x 26' addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 2.83' and whose south side yard will be 1.08' instead of 3 feet each and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 6016 N. Drake 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: Jean Claude Poilevey
 APPEARANCES FOR: Jean Claude Poilevey
 APPEARANCES AGAINST:

CAL. NO. 110-95-Z
 MAP NO. 5-H
 MINUTES OF MEETING
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PREMISES AFFECTED— 2043 N. Winchester Avenue
 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Jean Claude Poilevey, owner, on April 7, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of two 12.5 feet wide attic dormers to a 2½-story brick 2-dwelling unit building on the rear of the lot, whose north side yard will be 0.71' and whose south side yard will be 3.1' instead of 5.6' each and which dormers will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2043 N. Winchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 24.11' x 126.47' lot improved with a 2½-story brick residence situated at the rear of the lot; that the subject dormers have been constructed and are located on each side of the building; that the two 12.5 feet dormers result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said dormers are necessary to provide additional living space, consisting of a small bedroom, bathroom, to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the applicant, while replacing a severely damaged roof, erected the two 12.5' dormers to allow for the needed living space without any indication from the contractor that a permit was necessary; that the said dormers will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the

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neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of two 12.5 feet wide dormers to a 2½-story brick 2-dwelling unit building on the rear of the lot, whose north side yard will be 0.71' and whose south side yard will be 3.1' instead of 5.6' each and which dormers will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2043 N. Winchester 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: Pierre L. Meunier
 APPEARANCES FOR: Susanne D. Vasic, Pierre L. Meunier
 APPEARANCES AGAINST:

CAL. NO. 111-95-Z
 MAP NO. 9-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 3431 N. Janssen Avenue
 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
Joseph J. Spingola		X	
Anthony J. Fornelli		X	
LeRoy K. Martin, Jr.		X	
Gigi McCabe-Miele		X	
Thomas S. Moore		X	

THE RESOLUTION:

WHEREAS, Pierre L. Meunier, owner, on April 12, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4th story dormer addition to the front 3-story brick 3-dwelling unit building attached at the rear to an additional 3-story brick 3-dwelling unit building, whose north side yard will be 0.73' instead of 5' and which addition will result in a 15% increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3431 N. Janssen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 37.5' x 120.27' lot improved with a circa 1888 3-story brick 3-dwelling unit building on the front of the lot attached at the rear to an additional 3-story 3-dwelling unit building; that the denial of zoning certification from the Office of the Zoning Administrator states that there is 7,323.8 sq. ft. of building area on the site; that the applicant presently resides at 3419 N. Janssen Avenue; that the applicant is seeking to erect a 4th story dormer addition to the front 3-story brick 3-dwelling unit building which addition will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the applicant testified that he and his family desire a change and would be residing in the 3rd floor dwelling unit along with a cousin who is emigrating from France to the United States; that the applicant testified that the plans submitted with the variation application were not accurate with respect to the number of bedrooms indicated on the plans; that the plans indicate

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two bedrooms, a bath and a sitting room; that the applicant testified that he is only seeking one bedroom and a bathroom; that the applicant also testified that it would not be economically feasible to have his relative reside in one of the other five remaining apartments in the building; that no testimony was presented indicating that the subject property cannot yield a reasonable return nor that any unique circumstances exist; that any hardship that exists has been created by the applicant; 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: Robert Clark
 APPEARANCES FOR: Ted Karavidas, Robert Clark
 APPEARANCES AGAINST:

CAL. NO. 112-95-Z
 MAP NO. 7-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 3001 N. Lincoln Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted and resolution then modified.

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		

THE RESOLUTION:

WHEREAS, Robert Clark, for Robert Clark and Hebert Levin, owner, on March 29, 1995, filed an application for a variation of the zoning ordinance to permit, in a B3-2 General Retail District, the erection of a 3-story with basement building on an irregularly shaped lot containing business space on the ground floor and two dwelling units above, with no rear yard beginning at the second floor residential level instead of 30 feet required and with provision for one parking space instead of two required, on premises at 3001 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.7-1, §8.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site consists of an approximately 2,000 sq. ft. triangular lot improved with a 3-story frame building built to the lot lines which contains store space on the ground floor and two dwelling units above; that the interior of the building is untenable due to its dilapidated condition and has been vacant for 3 years; that the apex of the subject site is bounded by the three-corner intersection of N. Lincoln Avenue, W. Wellington Avenue and N. Southport Avenue, and abuts 2-story buildings to the north and has no alley access and no off-street parking; that a traffic signal light exists on the sidewalk abutting the subject site on N. Southport midway between W. Wellington and the site's north lot line, about 35 feet; that the city's traffic engineers have informed the applicant that they will not allow a drive-way curb cut on the N. Lincoln Avenue side and would prefer not more than one such curb cut on the N. Southport Avenue side; that the applicant proposes to demolish the existing building and erect a 1 and 3-story masonry building at the site containing retail space on the

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ground floor and a dwelling unit on each of the above two floors, with no rear yard beginning at the second floor residential level instead of 30 feet required and with provision for one off-street parking space instead of two required; 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 the district in that the present structure's condition would make rehabilitation economically unfeasible and that the applicant's proposal for the site given its shape, size and location represents the highest and best use of the subject site; that the plight of the owner is due to unique circumstances in that the triangular shape and size of this small lot would prevent any sufficiently sized dwelling units above the ground floor without the requested 30 feet rear yard waiver and that the provision for two off-street parking spaces within the building on the ground floor would significantly reduce the useable retail space hence its marketability; and that the variations, if granted, will not alter the essential character of the locality in that the applicant will be removing an obsolete frame building that has no residential rear yard setback and no off-street parking and replacing it with a modern masonry structure having similar size, height and use; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story with basement building on an irregularly shaped lot containing business space on the ground floor and two dwelling units above, with no rear yard beginning at the second floor residential level instead of 30 feet required and with provision for one parking space instead of two required, on premises at 3001 N. Lincoln Avenue, upon condition that an area of sufficient size for garbage containers shall be provided at the rear of the building at the north end; 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 Board feels that the unusual facts relative to the off-street parking required in this case merit a determination as to whether it is wise to require provision of the one parking space required after the grant of the aforesaid variation, or would the public health, safety and welfare be better protected by waiving the one parking space requirement; that the Board finds that a drive-way curb cut for access to one parking space on N. Southport Avenue, the only location the city will permit in this case, would eliminate one street parking space and would necessarily have to be in close proximity to an existing traffic signal light; that the establishment of a curb cut for a drive-way across a public sidewalk that would require a vehicle to back into or out of in close proximity to a traffic signal light and an intersection, would create an unsafe traffic and pedestrian flow situation; that the Board believes that it would be prudent in this case to waive the one parking space required and so does by construing that portion of the applicant's testimony relative to the off-street parking situation and requirement as being an appeal from the decision of the Office of the Zoning Administrator and, under its authority vested in Section 11.8-1 of the zoning ordinance, the one off-street parking space required in this case is hereby waived.

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

APPLICANT: Gordon and Clare Seigel
 APPEARANCES FOR: Bernard I. Citron, Gordon Seigel
 APPEARANCES AGAINST:

CAL. NO. 113-95-Z
 MAP NO. 3-E
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 25 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, Gordon and Clare Seigel, owner, on April 6, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3rd story 26' x 58' addition to a 2-story brick single-family dwelling, whose front yard will be 7 feet instead of 8.64 feet, with no east side yard instead of 3 feet and with no rear yard instead of 30 feet, on premises at 25 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 1995, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 30' x 72.70' lot improved with a 2-story brick single-family dwelling; that the applicant proposes to erect a 3rd story 26' x 58' addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 3rd story addition is necessary to meet the living space requirements of the applicant and his family; that the plight of the owner is due to the necessity of providing a master bedroom and den to meet the needs of the owners; that the proposed 3rd floor addition will follow the existing footprint of the single-family dwelling; that the proposed addition will be consistent with existing residential improvements in the block which do not comply with the rear and front yard setbacks; 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 a 3rd story 26' x 58' addition to a 2-story brick single-family dwelling, whose front yard will be 7 feet instead of 8.64 feet, with no east side yard instead of 3 feet and with no rear yard instead of 30 feet, on premises at 25 E. Cedar 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: Thomas McCauley & Mary McCauley
 APPEARANCES FOR: Howard Kilberg, Eamon McCauley
 APPEARANCES AGAINST:

CAL. NO. 114-95-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 MAY 19, 1995

PREMISES AFFECTED— 624-32 W. Wrightwood 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.			X
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Thomas McCauley and Mary McCauley, owner, on April 11, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 40-dwelling unit building on an irregularly shaped lot, whose side yards will range from 7.1' at the front of the building down to 4.5' at its rear instead of each 18.4' to 17.4' respectively, on premises at 624-32 W. Wrightwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 an 35,175 sq. ft. irregularly shaped lot with an alley that deadends into the subject property; that the applicant proposes to erect a 4-story 40-dwelling unit building with onsite garage parking at the rear of the proposed 4-story building with access to the parking from the aforesaid alley; that the building has been designed to appear as if it will be four separate 10-dwelling unit buildings with the side yards ranging from 7.1' at the front of the building down to 4.5' at its rear; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the variations requested it would be economically unfeasible to erect less than the proposed four 10-dwelling unit buildings; that the plight of the owner is due to the unique design of the proposed building on this irregularly shaped property; that the variations, if granted, will not alter the essential character of the locality in that the proposed residential development, having no curb cuts on W. Wrightwood Avenue, will be compatible with existing residential improvements in the neighborhood; 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 4-story 40-dwelling unit building on an irregularly shaped lot, whose side yards will range from 7.1' at the front of the building down to 4.6' at its rear instead of each 18.4' to 17.4' respectively, on premises at 624-32 W. Wrightwood Avenue, upon condition that adequate space for garbage containers shall be provided on site; that wrought iron fencing shall be provided on the Wrightwood Avenue frontage between the first and second buildings and the third and fourth buildings to prevent a potential safety hazard to residents and to prevent accumulation of litter in those areas; 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: Gast Monuments, Inc.

CAL. NO. 115-95-Z

APPEARANCES FOR: Bert Gast

MAP NO. 15-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1995

PREMISES AFFECTED— 1900 W. Peterson Avenue

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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, Gast Monuments, Inc., owner, on April 7, 1995, filed an application for a variation of the zoning ordinance to permit, in a C2-2 General Commercial District, the erection of a 1-story monument manufacturing building with a roof-over canopy loading area and an 8 feet high concrete sound barrier wall along the north end of the site, whose north transitional rear yard will be 1/2 foot instead of 20 feet required, on premises at 1900 W. Peterson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.8-1(4), §9.8-2, §9.10-2, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that the subject site is a 15,000 sq. ft. unimproved lot located at the northwest corner of W. Peterson and N. Wolcott Avenues; that the applicant proposes to erect a 1-story manufacturing building at the subject site to contain the monument manufacturing business which is presently located at 4806 N. Clark Street, which premises have become too small for the business; that the aforesaid 1-story building will have a roof-over canopy loading area and an 8 feet high concrete sound barrier wall will be erected along the north end of the 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 variation requested is necessary to allow for an adequate and efficient loading area for the granite used in manufacturing monuments; that the plight of the owner is due to unique circumstances in that the loading area located at the rear of the site is within the 20 feet setback required when abutting an R4 General Residence District; that the subject site is located directly north across W. Peterson Avenue from Rosehill Cemetery and that

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with the proposed 8 feet high concrete sound barrier wall along the north end of the site to screen the site from abutting residential property and control noise from the manufacturing operation, the proposed use will be compatible with the existing mixed commercial and residential improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story monument manufacturing building with a roof-over canopy loading area and an 8 feet high concrete sound barrier wall along the north end of the site, whose north transitional yard will be 1/2 foot instead of 20 feet required, on premises at 1900 W. Peterson 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: The Latin School of Chicago . CAL. NO. 116-95-Z
 APPEARANCES FOR: David Riefman, Theodore Novak MAP NO. 3-F
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED -- 59 W. North Avenue

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
JOSEPH J. SPINGOLA	x		
ANTHONY J. FORNELLI	x		
LEROY K. MARTIN, JR.	x		
GIGI McCABE-MIELE	x		
THOMAS S. MOORE	x		

THE RESOLUTION:

WHEREAS, The Latin School of Chicago, for the Chicago Latin School Foundation, owner, on April 6, 1995, filed an application for a variation of the zoning ordinance to permit, in an R7 General Residence District, the erection of a 5th story addition to the north and west sides, a 5-story addition to the east side above employee parking and 1 and 2-story additions and a 6-story elevator/stair block to the south side of an existing 4 and 5-story school building, whose west front yard will be 7 feet instead of 15 feet and whose east rear yard will be 4.98 feet instead of 30 feet, on premises at 59 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-7. §7.9-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 a 149.5' x 225.95' lot improved with a 4 and 5-story brick school building on the southeast corner of W. North Avenue and N. Clark Street; that the applicant is proposing various renovations and additions as indicated above to what is commonly referred to as its "Upper 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 proposed renovations and additions are necessary to modernize and enlarge the existing building to provide for additional educational and administrative facilities; that the plight of the owner is due to unique circumstances in that the configuration of the existing school building on the subject site parcel necessitates the yard variations requested; that the the proposed renovations and additions are so designed to be compatible in scale, materials and character with the

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existing school building which has been located at the subject site for many years; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 5th story addition to the north and west sides, a 5-story addition to east side above employee parking and 1 and 2-story additions and a 6-story elevator/stair block to the south side of an existing 4 and 5-story school building, whose west front yard will be 7 feet instead of 15 feet and whose east rear yard will be 4.98 feet instead of 30 feet, on premises at 59 W. North 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: The Latin School of Chicago
APPEARANCES FOR: David Reifman, Theodore Novak
APPEARANCES AGAINST:

CAL. NO. 117-95-Z
MAP NO. 3-F
MINUTES OF MEETING
May 19, 1995

PREMISES AFFECTED -- 1527-31 N. Dearborn 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, The Latin School of Chicago, for Chicago Latin School Foundation, owner, on April 6, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 5-story addition to the southeast side of a 3, 4 and 5-story school building, with no rear yard instead of 30 feet and whose maximum floor area ratio will be approximately 3.32 instead of 2.2, on premises at 1527-31 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-5, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 122.5' x 132' lot improved with a 3, 4 and 5-story brick school building; that the applicant proposes to erect a 5-story addition to the southeast side of the existing school building commonly referred to as the "Lower School" of the Latin School of Chicago; 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 erect an addition sufficient to meet the applicant school's expansion and modernization; that the plight of the owner is due to unique circumstances in that the configuration of the existing 3,4, and 5-story school building at the subject site location necessitates the variations requested; that the proposed addition is so designed to be compatible in scale, materials and character with the existing school building which has been located at the subject site for many years; that

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the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 5-story addition to the southeast side of a 3, 4 and 5-story school building, with no rear yard instead of 30 feet and whose maximum floor area ratio will be approximately 3.32 instead of 2.2, on premises at 1527-31 N. Dearborn 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: Indian Village Development Corp.

CAL. NO. 118-95-S

APPEARANCES FOR: David Reifman, Theodore Novak

MAP NO. 12-C

APPEARANCES AGAINST:

MINUTES OF MEETING
May 19, 1995

PREMISES AFFECTED -- 4900 S. Lake Shore Drive/4941 S. East End 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, Indian Village Development Corp., for Lake Shore Inn Associates, L.L.C., owner, on April 6, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 2-story 6-dwelling unit townhouse building on the east portion of an irregularly shaped lot which will also contain a non-accessory parking lot having approximately 103 spaces on the west portion, in a B4-3 Restricted Service District, on premises at 4900 S. Lake Shore Drive/4941 S. East End Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(3), §8.7-4, §8.7-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the applicant proposes to erect a 2-story 6 dwelling unit townhouse on the east portion of the approximately 51,175 sq. ft. irregularly shaped lot at the subject site; that a non-accessory parking lot having approximately 103 spaces will be located on the west portion of the subject site lot; that the first phase of the proposed development will be the establishment of the non-accessory parking lot area; that the proposed use is necessary for the public convenience at this location in that there is no demand for ground floor business uses in this area but a growing demand for townhouse residential units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides adequate and workable on-site parking spaces on the west portion of the lot; and that the proposed development will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of

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other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor in a proposed 2-story 6-dwelling unit townhouse building on the east portion of an irregularly shaped lot which will also contain a non-accessory parking lot having approximately 103 spaces on the west portion, on premises at 4900 S. Lake Shore Drive/ 4941 S. East End 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: Indian Village Development Corp. CAL. NO. 119-95-Z
 APPEARANCES FOR: David Reifman, Theodore Novak MAP NO. 12-C
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED-- 4900 S. Lake Shore Drive/4941 S. East End Avenue
 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Indian Village Development Corp., for Lake Shore Inn Associates, L.L.C., owner, on April 6, 1995, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 2-story 6-dwelling unit townhouse building on the east portion of an irregularly shaped lot which will also contain a non-accessory parking lot on the west portion, with a portion of the parking lot situated within the required front yard, whose north side yard will be 16.67 feet and whose south side yard will be 12.33 feet instead of 18.5 feet each, and whose rear yard will range from 5 feet to 19 feet instead of 30 feet, on premises at 4900 S. Lake Shore Drive/4941 S. East End Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(3), §8.7-4, §8.7-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is an approximately 51,175 sq. ft. irregularly shaped lot improved with two 2-story brick and frame motel buildings; that on May 19, 1995, the Board approved the applicant's special use application for the establishment of dwelling units below the 2nd floor in a proposed 2-story 6-dwelling unit townhouse building on the east portion of the subject lot which will also contain a non-accessory parking lot having approximately 103 parking spaces on the west portion of the subject site; that the proposed 103 parking spaces will be made available for sale to residents in the area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary in order to provide the maximum number of parking spaces while

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making the overall parking and residential project economically viable; that the plight of the owner is due to unique circumstances in that the irregular shape of the subject lot necessitates the yard variations requested in order to provide the proposed 6-dwelling unit townhouse building with adequate living space and the proposed 103 non-accessory parking spaces; that the proposed variations, if granted, will not alter the essential character of the locality in that the proposed 6-dwelling unit townhouse building will be compatible with existing residential improvements in the area, as well as providing parking spaces intended to benefit surrounding residential properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 6-dwelling unit townhouse building on the east portion of an irregularly shaped lot which will also contain a non-accessory parking lot on the west portion, with a portion of the parking lot situated within the required front yard, whose north side yard will be 16.67 feet and whose south side yard will be 12.33 feet instead of 18.5 feet each, and whose rear yard will range from 5 feet to 19 feet instead of 30 feet, on premises at 4900 S. Lake Shore Drive/4941 S. East End 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: Adams Street Development, Inc.

CAL. NO. 120-95-S

APPEARANCES FOR: David Reifman, Theodore Novak

MAP NO. 2-F

APPEARANCES AGAINST:

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May 19, 1995

PREMISES AFFECTED-- 610-30 W. Adams Street

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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE			X
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Adams Street Development, Inc., for Chicago Title & Trust Company, Trust No.. 1098726, owner, on April 11, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a non-accessory public parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 610-30 W. Adams Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.4-3(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

WHEREAS, the district maps show that the premises is located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is a 42,085 sq. ft. unimproved lot located on the southeast corner of W. Adams Street and S. Desplaines Street; that the proposed use is necessary for the public convenience at this location in that there is a great demand for off-street public parking facilities in this high density area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed non-accessory parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of May 19, 2000, will be compatible with existing parking facilities and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

May 19, 1995

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the Zoning Administrator is authorized to permit the establishment of a non-accessory public fee parking lot, on premises at 610-30 W. Adams Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that 5 feet high wrought-iron fencing shall be provided on the west and south lot lines, excepting the driveways; that 8 feet high chain link fencing shall be provided on the east lot line; that a 2 feet high steel beam guard rail shall be provided on the north lot line; that lighting and striping shall be provided; that ingress and egress shall be from driveways on S. Desplaines Street and W. Adams Street; that the driveways shall be constructed in accordance with applicable ordinances; that landscaping shall be provided as indicated on the applicant's site plan, dated April 7, 1995; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order; and be it further

RESOLVED, that the use of the premises as a non-accessory public parking lot shall terminate five years from the date hereof on May 19, 2000.

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

APPLICANT: Circle Urban Ministries
 APPEARANCES FOR: Todd M. Van Baren
 APPEARANCES AGAINST:

CAL. NO. 121-95-S
 MAP NO. 1-M
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 115 N. Parkside 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, Circle Urban Ministries, owner, on April 13, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in a 4-story brick building, in an R4 General Residence District, on premises at 115 N. Parkside Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 on November 20, 1992, the Zoning Board of Appeals approved the applicant's special use application for the establishment of a community center in a 3-story brick building at the subject site; that the testimony presented in Calendar No. 270-92-S is hereby made part of the record in this case; that the validity period of Calendar No. 270-92-S expired before the applicant was able to proceed with the proposed community center at the subject site; that the applicant now seeks to go forward with the proposed use; that the subject site is a 100' x 173' lot improved with a 4-story brick apartment building in process of rehabilitation; that the applicant is a social service agency located at 118 N. Central Avenue and proposes to expand some of its existing programs into the building at the subject site and to provide off-street parking on the lot located at 119 N. Parkside Avenue; that the proposed use is necessary for the public convenience at this location to provide additional space for various social service programs operated by the applicant, such as a family practice medical clinic, dental clinic, family counseling center, housing for volunteers and program staff and administrative offices; that the public health, safety and welfare will be adequately protected

MINUTES OF MEETING

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Cal. No. 121-95-S

in the design, location and operation of the proposed use which will comply with all applicable building code regulations in the renovation of the building at 115 N. Parkside Avenue and that adequate off-street parking will be provided; that the proposed use will be an improvement of a vandalized building and a continuation of an existing use in the neighborhood and that the proposed use 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 community center in a 4-story brick building, on premises at 115 N. Parkside Avenue, upon condition that no use shall be made of the building at the subject site for the purpose requested until it complies with all applicable building code regulations; that the parking area located at 119 N. Parkside Avenue shall be limited to the parking of 19 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 wood privacy fence shall be installed along the site's northern property line to screen the parking area from adjacent residential property; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided directed away from adjacent residential property; that ingress and egress shall be from N. Parkside Avenue; that there shall be no ingress nor egress from the abutting alley to the east; that the driveway shall be constructed in accordance with applicable ordinances; that landscaping shall be provided consistent with the applicant's site plan titled Exhibit A and dated July 8, 1992; 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: Mosque of the Beneficent
 APPEARANCES FOR: Rabbani Mubashshir
 APPEARANCES AGAINST:

CAL. NO. 122-95-S
 MAP NO. 3-L
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED-- 5330 W. Division 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, Mosque of the Beneficent, for the Mosque Congregation, owner, on April 7, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Muslim Mosque (church) in a 1-story brick building, in a C1-1 Restricted Commercial District, on premises at 5330 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1(1), §9.3-1, §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is a 243' x 125' lot improved with a 1-story brick commercial building with parking lots on either side of the building; that the proposed use is necessary for the public convenience at this location to provide facilities for congregational prayer and religious instruction for the approximately 300 Muslims who live in this west side community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will meet all applicable building code regulations for places of worship and which will provide adequate off-street parking to be improved and maintained under the conditions hereinafter set forth; that the proposed use, with its commitment of interacting with community awareness programs, etc. will be an asset in the Austin neighborhood 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 Muslim Mosque

MINUTES OF MEETING

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(church) in a 1-story brick building, on premises at 5330 W. Division Street, upon condition that the parking areas located east and west of the proposed Mosque 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 the parking lot west of the subject building shall be enclosed with a 6 feet high chain link fence with 16 feet wide access gates at the Division Street entrance and the alley exit; that the parking lot east of the subject building shall be enclosed with a 6 feet high chain link fence with a 16 feet wide access gate at the Division Street entrance and exit; that there shall be no alley ingress or egress from this east side parking lot; that striping and lighting shall be provided; that concrete wheel stops shall be provided; that the parking area gates shall be locked when the lots are not in use by the applicant; that landscaping shall be provided as shown on the applicant's site plan dated January 28, 1991; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Jackie D. Edwards
 APPEARANCES FOR: DaVina L. Farmer, Jackie D. Edwards
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1364 W. 79th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 123-95-S
 MAP NO. 18-G
 MINUTES OF MEETING
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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
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele			x
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Jackie D. Edwards, owner, on April 10, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a coin-operated laundrette in a 1-story brick store building, in a B2-2 Restricted Retail District, on premises at 1364 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-2, §8.4-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and 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 B2-2 Restricted Retail District; that the subject site is a 1-story brick commercial building formerly occupied as a local branch of the Chicago Public Library; that the applicant proposes to establish a coin-operated laundrette in the subject building; that the proposed use is necessary for the public convenience at this location to accommodate the needs of community residents; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed laundrette which will provide on-site attendant and security personnel during the 7 A.M. to 10 P.M. hours of operation, including parking area security personnel; that the proposed use will be compatible with the existing business improvements on W. 79th Street 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

MINUTES OF MEETING

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the Zoning Administrator is authorized to permit the establishment of a coin-operated launderette in a 1-story brick store building, on premises at 1364 W. 79th Street, upon condition that the parking area located at the rear of the premises shall be paved and striped; that 2 feet high steel beam guard rails shall be provided on the periphery of the lot excepting the alley access; that lighting shall be provided; that on-site security personnel shall be provided during the 7 A.M. to 10 P.M. hours of operation of the launderette; that a launderette attendant shall be on duty during the hours of operation; that parking lot security personnel shall be provided during the hours of operation; 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: Walgreen Co.
 APPEARANCES FOR: Langdon Neal
 APPEARANCES AGAINST:

CAL. NO. 124-95-S
 MAP NO. 18-E
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 7501-41 S. State 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		
A	b	s	t	a	i	n		
x								
x								
								x
x								

THE RESOLUTION:

WHEREAS, Walgreen Co., for Daniel Nagel, owner, on April 3, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed 21,000 sq. ft. drug store building, in a B4-2 Restricted Service District, on premises at 7501-41 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 71,693 sq. ft. parcel of land improved with a vacant grocery store and an existing Walgreens Drug Store; that the applicant proposes to demolish the grocery store prior to the construction of the proposed 21,000 sq. ft. Walgreens Drug Store and that the existing Walgreens store will be demolished after the opening of the new store; that the applicant proposes to provide 2 drive-through lanes in conjunction with the proposed new Walgreens store for the delivery of prescription drugs only to vehicular customers; that the proposed new store will operated 24 hours daily; that the proposed drive-through facility is necessary for the public convenience at this location to provide a convenient service for area residents; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed 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

May 19, 1995

Cal. No. 124-95-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 drive-through facility in conjunction with a proposed 21,000 sq. ft. drug store building, on premises at 7501-41 S. State Street, upon condition that lighted directional ingress and egress signs shall be provided at the established entrances and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit from the drive-through facilities at the southwest corner of the site onto S. State Street; that ingress to the drive-through facilities shall be from S. State Street from a driveway located approximately mid-way on the S. State Street property line as indicated on the applicant's site plan submitted, dated March 24, 1995; that wrought-iron fencing shall be erected on the periphery of the lot excepting driveways; that the 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 lighting and striping shall be provided; that there shall be no ingress nor egress from the parking area via the public alley abutting the site to the east; that ingress and egress to the parking area shall be via W. 75th Street; that the driveways shall be constructed in accordance with applicable ordinances; that landscaping shall be provided as indicated on the applicant's site plan dated March 24, 1995; 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 property continuously in conformance with the conditions and standards hereby established under this order.

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

APPLICANT: Gilhooley's Grande Saloon, Inc.

CAL. NO. 125-95-S

APPEARANCES FOR: David DeYoe, Vince Carey

MAP NO. 26-J

APPEARANCES AGAINST: Kathleen Fumarolo

MINUTES OF MEETING
May 19, 1995

PREMISES AFFECTED -- 3901 W. 103rd Street

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

ACTION OF BOARD --

THE VOTE

Applicaton 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, Gilhooley's Grande Saloon, Inc, for Vintage Properties, Inc., owner, on April 17, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing tavern in a 1-story brick building by the establishment of an outdoor beer garden at the front thereof, in a B4-1 Restricted Service District, on premises at 3901 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; 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 improved with a 1-story brick multi-store building located at the intersection of W. 103rd Street and S. Springfield Street with the applicant tavern located in the southeast corner of the building; that the proposed beer garden is to be located in a brick-fence enclosed area outside the tavern doors at the front of the tavern; that the applicant tavern has operated at the subject site for the past seven years; that the applicant testified that patrons must order food with their beverages if they wish to sit in the beer garden area; that the applicant proposes to stop serving food and beverages to patrons in the beer garden at 9:00 P.M. each day it is open; that there will be no music loudspeakers or live music entertainment in the beer garden area; that the beer garden area will seat approximately 40 persons; that the proposed use is necessary for the public convenience at this location to provide an additional amenity to patrons of the existing tavern; that the public health, safety and welfare will be adequately protected in the design,

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May 19, 1995

Cal. No. 125-95-S

location and operation of the proposed use which will be enclosed by existing brick walls and only operated until 9:00P.M. in the warmer months of the year; that the proposed use is an extension of an existing popular tavern/restaurant which has been at the site for seven years and with limitation of the hours of operation to 9:00 P.M., 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 expansion of an existing tavern in a 1-story brick building by the establishment of an outdoor beer garden at the front thereof, on premises at 3901 W. 103rd Street, upon condition that there shall be no service of beverages only in the beer garden; that patrons must order food with their beverages; that the proposed beer garden shall be open only to 9:00 P.M. during the warmer months of the year; that there shall be no music loudspeakers or live music entertainment in the beer garden area; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Maurice Lipschutz
APPEARANCES FOR: John J. Pikarski, Jr., Maurice Lipschutz
APPEARANCES AGAINST:

CAL. NO. 126-95-S
MAP NO. 9-G
MINUTES OF MEETING
May 19, 1995

PREMISES AFFECTED-- 3813 N. Southport Avenue

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

ACTION OF BOARD --

Applicaton approved.

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		

THE RESOLUTION:

WHEREAS, Maurice Lipschutz, owner, on April 20, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in a proposed 3-story 6 dwelling unit building, in a B4-2 Restricted Service District, on premises at 3813 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(3), §8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 50' x 120' lot improved with a 1½-story frame residential building; that the applicant proposes to demolish the existing building and erect a 3-story 6-dwelling unit building at the site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 6-dwelling unit building which will conform with all applicable building code regulations and which will provide adequate off-street parking at the rear of the site; that the proposed 6-dwelling unit building will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor in a proposed 3-story 6-dwelling unit building, on premises at 3813 N. Southport Avenue upon condition that the applicant install two street trees on N. Southport Avenue; and BAZ 12 that all applicable ordinances with before a permit is issued. PAGE 43 OF MINUTES of the City of Chicago shall be complied

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

APPLICANT: Maurice Lipschutz . CAL. NO. 127-95-Z
 APPEARANCES FOR: John J. Pikarski, Jr., Maurice Lipschutz MAP NO. 9-G
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED-- 3813 N. Southport 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Maurice Lipschutz, owner, on April 20, 1995, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story 6-dwelling unit building, whose front yard will be 7 feet instead of 14.4 feet and whose side yards will be 2.5 feet each instead of 5 feet each, on premises at 3813 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(3), §8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on May 19, 1995, the Board approved the establishment of dwelling units below the 2nd floor in a proposed 3-story 6-dwelling unit building at the subject site, in Cal. No. 126-95-S; that the applicant is seeking variations of the front and side yard requirements in the erection of the aforesaid 6-dwelling unit 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 requested are necessary to provide adequate living space in the proposed 6-dwelling unit building as designed; that the plight of the owner is due to the shallow depth of this 50' x 120' lot and the necessity of providing adequate space at the rear of the lot for off-street parking spaces; that the proposed 6-dwelling unit building will be compatible with existing residential improvements in the area; and that the variations, if granted, will not alter the predominantly residential character of the locality; it is therefore

MINUTES OF MEETING

May 19, 1995

Cal. No. 127-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 6-dwelling unit building, whose front yard will be 7 feet instead of 14.4 feet and whose side yards will be 2.5 feet each instead of 5 feet each, on premises at 3813 N. Southport 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: Hillard Travis CAL. NO. 128-95-A
 APPEARANCES FOR: John J. Pikarski, Jr., Hillard Travis MAP NO. 9-G
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED-- 8048 S. Stony Island Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD --

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

JOSEPH J. SPINGOLA
 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, Hillard Travis, owner, on March 23, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a business license for an existing automobile laundry ((car wash), in a C2-2 General Commercial District, on premises at 8048 S. Stony Island Avenue

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1994; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C2-2 General Commercial District; that the subject site is improved with a 1-story brick auto laundry facility with ingress from E. 81st Street and egress onto S. Stony Island Avenue; that on July 20, 1990, the Board approved, under certain conditions, the appellant's special use application for the erection of an auto laundry facility at the subject site; that the testimony presented in Calendar No. 203-90-S is hereby made part of the record in this case; that the appellant failed to obtain necessary business licenses subsequent to the granting of the first business license in 1990; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to operate the existing automobile laundry at the site provided he complied with all conditions and standards stated in the resolution granted in Calendar No. 203-90-S; 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 approve a business license for an existing automobile laundry (car wash), on premises at 8048 S. Stony Island Avenue, upon condition that the appellant shall comply with the conditions and standards stated in the resolution granted in Calendar No. 203-90-S, granted on July 20, 1990; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Todd Myles

CAL. NO. 129-95-A

APPEARANCES FOR: Todd Myles

MAP NO. 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1995

PREMISES AFFECTED -- 9412 S. Vanderpoel Avenue

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

ACTION OF BOARD --

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

JOSEPH J. SPINGOLA
 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, Todd Myles, as son of Joseph Myles, owner, on April 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an irregularly shaped 12,168 sq. ft. vacant lot as a buildable lot due to its not being a lot of record and having insufficient frontage (12 feet), in an R1 Single-Family Residence District, on premises at 9412 S. Vanderpoel Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.5(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; and

WHEREAS, the district maps show that the premises is located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R1 Single-Family Residence District; that the subject site is an irregularly shaped vacant lot beginning with a 12 foot wide strip of land fronting on S. Vanderpoel Avenue running west 135 feet then north 82 feet (behind 9410 S. Vanderpoel Avenue) and then west 111 feet to the C.R.I. & P. Railroad right-of-way and contains approximately 12,168 sq. ft.; that said lot was recorded with the Cook County Recorder of Deeds on February 8, 1951, as evidenced by a Warranty Deed conveying title of the property from Sinclair and Mineva Donald to Taylor and Marie Baste; that a certified copy of the Sanborn Map in 1951 shows that the site was improved at that time with a 2-story dwelling and that the City of Chicago issued a permit in 1954 to repair the roof of said building; that a demolition permit to remove the 2-story building was issued by the City in 1978; that the appellant's father gained title to the lot by a Tax Deed on July 7, 1981; that the appellant seeks a permit to erect a single-family dwelling at the subject site and was denied zoning certification due to an amendment to the zoning ordinance passed on June 17, 1992, which requires a zoning lot to have a frontage on a public street which is equal to the predominant widths of the zoning lots on the same side of the street between the two nearest intersecting streets, in this case the west side of S. Vanderpoel Avenue between

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W. 94th and W. 95th Streets, or a minimum of 25 feet of frontage, whichever is greater and that the lot was not a "lot of record"; and

WHEREAS, the Board finds that the subject lot which has a frontage of 12 feet on S. Vanderpoel Avenue was recorded with the Recorder of Deeds of Cook County in 1951, prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, and was improved with a 2-story dwelling until the improvement was razed in 1978; that the lot contains almost double the 6,250 sq. ft. of lot area required for the establishment of a single-family dwelling in the R1 Single-Family Residence District and has existed as a duly recorded individual lot for more than 40 years before the passage of the June 17, 1992 amendment requiring the aforesaid minimum frontage; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a single-family dwelling on a lot containing approximately 12,168 sq. ft. and having a street frontage of 12 feet, on premises at 9412 S. Vanderpoel 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: Ted Bielowicz for Halina's Restaurant and Deli CAL. NO. 130-95-A
 APPEARANCES FOR: John J. Pikarski, Jr., Ted Bielowicz MAP NO. 9-N
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED-- 6714-18 W. Belmont Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD --

THE VOTE

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

JOSEPH J. SPINGOLA
 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, Ted Bielowicz, owner, for Halina's Restaurant and Deli, on March 15, 1995 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail restaurant and deli in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 6714-18 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; 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 containing the applicant restaurant and deli on the ground floor; that the applicant proposes to wholesale on a limited basis to neighborhood restaurants and specialty shops Polish pierogi which is made at the restaurant premises and sold retail in the deli; that the appellant testified that the proposed wholesale activity would result in about a 10% increase in gross business revenues; that wholesaling on a limited scale may be considered an accessory use to the principal retail activity; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing retail restaurant and deli in a 2-story brick store and apartment building, on premises at 6714-18 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Pascual Diaz CAL. NO. 131-95-A
 APPEARANCES FOR: Pascual Diaz MAP NO. 4-G
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED-- 1835 S. Loomis Street
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD --

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

	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, Pascual Diaz, for Alfredo Arroyo, owner, on March 30, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop in the rear 1-story brick garage building attached to a 2-story frame dwelling, in an R4 General Residence District, on premises at 1835 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1995, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; 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 in a non-conforming 1-story brick garage building attached to a 2-story frame dwelling at the subject site; that on October 29, 1963 the Board sustained an appeal permitting a certificate of occupancy for an automobile repair shop in the subject garage building at the subject site, in Cal. No. 500-63-A; that the appellant seeks to establish an auto repair shop at the subject site for mechanical auto repairs only; that the last business use at the site was an auto repair shop which ceased operation 3 months ago; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to

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Cal. No. 131-95-A

permit the establishment of an auto repair shop in the rear 1-story brick garage building attached to a 2-story frame dwelling, on premises at 1835 S. Loomis Street, upon condition that there shall be no body and fender repair work, engine rebuilding or spray painting work done on the premises; that all repair work shall be done within the garage building; that the hours of operation shall be limited to the hours between 9 A.M. and 6 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: Valarie M. Lindsey

CAL. NO. 132-95-A

APPEARANCES FOR: Valarie M. Lindsey

MAP NO. 26-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1995

PREMISES AFFECTED-- 1151 W. 103rd 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Valarie M. Lindsey, for Tabernacle #1 God's Church of Holiness in Christ, Inc., owner, on March 30, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a church to park its truck and mini-van on the church's parking lot, in an R3 General Residence District, on premises at 1151 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-3, §7.12."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick building occupied by a church and an on-site parking lot; that the church, Tabernacle #1 God's Church of Holiness in Christ, Inc. uses a small truck and a mini-van for their outreach ministry programs and other church-related activities; that both vehicles have Illinois State CV (charitable vehicle) license plates; that inasmuch as the two vehicles are used solely for church activities, the parking of said vehicles on the church's property may be considered an accessory use to the church 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 a church to park its truck and mini-van on the church's parking lot, as an accessory use only, on premises at 1151 W. 103rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Old Parr's Inc.

CAL. NO. 133-95-A

APPEARANCES FOR: Lisa Parr

MAP NO. 19-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1995

PREMISES AFFECTED -- 7235½ N. Sheridan Road

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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Old Parr's, Inc., for Keylor Realty, owner, on March 31, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing business for the restoration and sale of carousel figures in a store in the basement of a 3-story brick multi-apartment building, in an R4 General Residence District, on premises at 7235½ N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District in a store in the basement of a 3-story brick multi apartment and store building at the subject site; that the appellant's business consists of the documentation of the history and colors of active and inactive carousels, the sale of carousel figures, light wood replacement and carving, painting of carousel figures and consultation to museums, towns and private collectors; that the business has been in operation since 1986; that the hours of operation are by appointment only although the appellant is in the premises from 9 A.M. to 5 P.M.; that the subject store premises was previous occupied by an antique shop; that in some aspects the said use is similar to an antique shop and that the change of use to the aforesaid business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; and 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

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RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing business for the restoration and sale of carousel figures in a store in the basement of a 3-story brick multi-apartment building, on premises at 7235½ N. Sheridan Road, 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: Susan M. Dickman CAL. NO. 134-95-A
 APPEARANCES FOR: Susan M. Dickman MAP NO. 3-E
 APPEARANCES AGAINST: M. Zuckerman, Harry Laski MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED-- 22 E. Elm Street
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD --

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

	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, Susan M. Dickman, for Basil Kromlow, owner, on March 24, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a Dog Kennel/Cattery license for a small breed domestic pet grooming business in a 2-story brick non-conforming business building, in an R7 General Residence District, on premises at 22 E. Elm Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; 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 said use is located in an R7 General Residence District; that the subject site is improved with a 2-story brick non-conforming business building which contains a dry cleaners, an aerobic exercise studio, a manicure salon and the subject pet grooming business; that the applicant's business premises contains less than 300 sq. ft.; that the applicant is the sole operator of the business with occasional assistance from local teenagers; that the appellant provides baths and haircuts for small breed domestic pets, generally under 100 lbs. but will occasionally groom larger dogs; that the appellant does not provide overnight stays, longer-term boarding or breeding services to her customers; that at the time the appellant applied for a business license, she was informed that inasmuch as there was no "pet grooming" license category under business licenses issued by the City, she would have to obtain a Dog Kennel/Cattery license, which permits pet grooming, in addition to breeding and boarding of animals and which requires a minimum C1-1 zoning district; that the appellant's business is somewhat similar to a barber or beauty shop operation which is permitted in a B1 zoning district; that the other business uses located in this

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non-conforming commercial building, as stated above, are uses permitted in B-1 or B2 zoning districts; that the subject store premises was previous occupied as a shop selling brass items, a B2 use, and also used for general storage purposes; that the Board finds that the change of use to a small breed domestic pet grooming business, with no breeding, overnight boarding or long-term storage, is a proper change of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a Dog Kennel/Cattery license for a small breed domestic pet grooming business in a 2-story brick non-conforming building, on premises at 22 E. Elm Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 6 P.M., Mondays through Fridays and from 9:00 A.M. to 3:00 P.M., Saturdays; that there shall be no overnight boarding, long-term storage or breeding of any animals at any time at the subject premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Helen and Ted Blaszczyk
 APPEARANCES FOR: Lester Barclay
 APPEARANCES AGAINST:

CAL. NO. 135-95-A
 MAP NO. 14-M
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 5649 S. Massasoit Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal sustained, as modified, and the decision of the Office of the Zoning Administrator reversed, as modified.

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 APPEAL:

WHEREAS, Helen and Ted Blaszczyk, owner, on April 6, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as two dwelling units, in an R2 Single-Family Residence District, on premises at 5649 S. Massasoit Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1995, reads:

) "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site has been zoned single-family dwelling since the passage of the 1942 zoning ordinance; that the site is improved with a 2-story brick residential building built in 1957 just prior to the date of adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant seeks to legalize the subject building as two separate dwelling units; that the testimony presented indicates that the building has contained two living quarters each with full kitchen facilities on the 1st and 2nd floors since the building's original construction; that the father of appellant Ted Blaszczyk was the builder and subsequently occupied the 2nd floor while his daughter occupied the 1st floor; that the appellant's daughter presently occupies the entire building; and

WHEREAS, the Board finds that the subject site has been zoned only for single-family dwellings since 1942, well before the subject building was constructed; that although the subject building contained two separate living quarters each with a full kitchen facility since its construction in early 1957, its only dual occupancy was by persons related to each other, which occupancy comprises a "Family" as defined in the zoning ordinance; that said occupancy

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does not violate the subject site's zoning classification; that the Board has no authority to now permit the use of the subject building as two dwelling units to be occupied by two unrelated families in violation of the R2 Single-Family Residence District classification pursuant to Section 7.3-1(1) of the zoning ordinance; that the Board does find that the appellants have a right to maintain the building as two separate living quarters each having a complete kitchen facility provided that the building shall at all times be occupied by a "Family" consisting of one or more persons each related to the other by blood (or adoption) together with such blood relatives' spouses; it is therefore

RESOLVED, that the appeal be and it hereby is sustained, as modified, and the decision of the Office of the Zoning Administrator be and it is hereby reversed, as modified, and he is authorized to certify the maintenance of two separate living quarters each having a complete kitchen facility in a 2-story brick building, on premises at 5649 S. Massasoit Avenue, upon condition that the building shall at all times be occupied by a "Family" as defined in Section 3 of the zoning ordinance in compliance with the site's R2-Single-Family Residence classification, Section 7.3-1(1); and that all applicable ordinances of the City of Chicago shall be complied with before certification is issued.

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

APPLICANT: Sharon Valenzuela

CAL. NO. 136-95-Z

APPEARANCES FOR: Sharon Valenzuela

MAP NO. 11-L

APPEARANCES AGAINST:

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May 19, 1995

PREMISES AFFECTED -- 5436 W. Cullom 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Sharon Valenzuela, owner, on April 18, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the attic of a 1½-story brick single-family dwelling, whose west side yard will be 2.60 feet and whose east side yard will be 2.82 feet instead of combined side yards of 9 feet and neither side yard less than 3 feet and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 5436 W. Cullom Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §6.3-2, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 1, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the said use is located in an R2 Single-Family Residence District; that the subject site is a 30' x 125.23' lot improved with a 1½-story brick single-family residence with frame dormers on either side of the roof; that the applicant seeks to extend the existing attic dormer; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormering of the attic is necessary to provide additional bedroom space to meet the needs of the applicant and her family; that the plight of the owner is due to unique circumstances in that while in the process of repairing the roof of the residence the applicant's contractor suggested that the attic space be extended by the subject dormering; that the said dormers follow the existing building lines and are no wider than the existing single-family dwelling; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 136-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 1½-story brick single-family dwelling, whose west side yard will be 2.60 feet and whose east side yard will be 2.82 feet instead of combined side yards of 9 feet and neither side yard less than 3 feet and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 5436 W. Cullom 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: Hans G. Heitmann
 APPEARANCES FOR: Hans G. Heitmann
 APPEARANCES AGAINST: Pete Boidy, et.al.

CAL. NO. 11-95-S
 MAP NO. 4-G
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 1720 S. Loomis 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, Hans G. Heitmann, for Hans G. Heitmann and Luigi Masellis, owner, on November 28, 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 a 2-story brick building, in a C1-2 Restricted Commercial District, on premises at 1720 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, Section 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 May 19, 1995, after due notice thereof by publication in the Chicago Sun-Times on January 3, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 2-story brick building formerly occupied by a restaurant on the ground floor and which also contains a doctor's office and dwelling unit on the second floor; that the applicant purchased the subject property in August, 1994, at which time the ground floor was vacant; that the applicant, a Chicago policeman, proposes to establish and operate a pawn shop in the storefront during the hours of 9 A.M. to 5 P.M., Monday through Saturday; that the proposed use is necessary for the public convenience at this location in that pawnbroking is an alternative to conventional money lending that can service persons seeking short term loans who may not otherwise qualify and that the proposed pawn shop will provide a useful service to the community; that the public health, safety and welfare will be adequately protected in the design, location and operation in that the proposed use will comply with all applicable city and state ordinances governing the establishment and operation of pawn shops including the filing of daily reports with the district police command of all merchandise taken and with its limited hours of operation is expected to attract much less patronage and traffic than did the previous uses at the site; that the proposed use will return an active

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May 19, 1995

Cal. No. 11-95-S

business to the tax rolls and will be compatible with the mixed business and 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 pawn shop in a 2-story brick building, on premises at 1720 S. Loomis Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Saturday; that there shall be no lighted business signs on the outside of the building, except that non-flashing lighted business signs may be installed on the inside of the front window of the store; that the word "Pawn" shall not appear in any of the above signs; that all applicable city and state ordinances governing the establishment and operation of pawn shops shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: C₂ Ltd., Inc.

CAL. NO. 16-95-S

APPEARANCES FOR: Rob Buono

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1995

PREMISES AFFECTED-- 1420 W. Grace Street

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

ACTION OF BOARD --

Applicaton 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, C₂ Ltd., Inc., for Chicago Board of Education, owner, on December 19, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 27 leased parking spaces in an existing parking lot as off-site accessory parking, in a B4-2 Restricted Service District, on premises at 1420 W. Grace Street to satisfy the parking requirement for a theater and restaurant complex at 3741-47 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 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, §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 May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 3, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an approximately 63,000 sq. ft. parcel of land improved with a 4 and 1-story school building a paved fenced in lot; that the applicant is a theater and restaurant complex located within 500 feet of the subject property; that the applicant proposes to lease 27 parking spaces located at the rear of the existing school building; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a theater and restaurant complex at 3741-47 N. Southport Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be in operation from 5:00 P.M. to 1:00 A.M. Mondays through Fridays and all day Saturday and Sunday; that ingress and egress to the leased parking area will be provided by an existing driveway on N. Southport Avenue as well as a portion of a public alley to the north which serves another parking area on the

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school property; that a parking lot supervisor will be employed to oversee the operation of the parking during peak hours of the applicant theater complex and restaurant operation; that the lease for the aforesaid parking spaces provides for an initial three year term with two one-year extension options to be exercised by the applicant for a total of five years; that the establishment of leased parking spaces in an established area used for parking and which will be used by the applicant after school hours and on weekends 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 27 leased spaces in an existing parking lot as off-site accessory parking, on premises at 1420 W. Grace Street, to satisfy the parking requirement for a theater and restaurant complex at 3741-47 N. Southport Avenue, upon condition that the hours of operation shall be limited to the hours between 5:00 P.M. and 1:00 A.M. Mondays through Fridays and all day Saturdays and Sundays; that ingress and egress to the leased parking area shall be by an existing driveway on N. Southport Avenue as well as a portion of a public alley to the north; that a parking lot supervisor shall be employed to oversee the operation of the parking during hours of operation of the theater complex and restaurant; 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 27 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Mohawk Partners, L.P.

CAL. NO. 55-95-Z

APPEARANCES FOR: Scott Brainerd

MAP NO. 5-F

APPEARANCES AGAINST:

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May 19, 1995

PREMISES AFFECTED -- 1931 N. Mohawk Street

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		

THE RESOLUTION:

WHEREAS, Mohawk Partners, L.P., owner, on February 9, 1995, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story with penthouse single-family dwelling whose south side yard will be 13" and with no north side yard instead of 2.2' each, on premises at 1931 N. Mohawk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 9, 1995, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on February 27, 1995; 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 22.25' x 128.75' lot improved with a vacant 2-story frame residential building and a frame garage in the rear; that the applicant proposes to demolish the existing structures and erect a 4-story with penthouse single-family dwelling at the 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 side yard variations requested are necessary to erect a single-family dwelling with adequate living space; that without the side yard variations the proposed interior would only be 16' wide on this narrow 22.25' x 128.75' lot and economically unfeasible to build; that the plight of the owner is due to the narrow width of the subject site lot; that the proposed 4-story with penthouse single-family dwelling will be compatible with existing residential improvements in the area which do not comply with the side yard setbacks required under the zoning ordinance; and that the variations, if granted, will not alter the

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Cal. No. 55-95-Z

essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story with penthouse single-family dwelling whose south side yard will be 13" and with no north side yard instead of 2.2' each, on premises at 1931 N. Mohawk 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: Vic and Paula Battiato CAL. NO. 60-95-S
 APPEARANCES FOR: Donald J. Vogel, Paula Battiato MAP NO. 9-G
 APPEARANCES AGAINST: MINUTES OF MEETING
 May 19, 1995
 PREMISES AFFECTED -- 3351 N. Southport 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Vic and Paula Battiato, owner, on February 2, 1995, filed an application for the approval of the location and the establishment of a dwelling unit on the ground floor of a proposed 4-story with basement 3-dwelling unit building, in a B4-2 Restricted Service District, on premises at 3351 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on February 24, 1995; 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 24' x 125' lot improved with a 2-story frame residential building; that the applicant proposes to demolish the existing building and erect a 4-story with basement 3-dwelling unit building at the site; that the proposed ground floor dwelling unit is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 3-dwelling unit building which will conform with applicable building code regulations and which will provide adequate off-street parking spaces; that the proposed improvement will be compatible with existing mixed business and residential uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

May 19, 1995

Cal. No. 60-94-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 dwelling unit on the ground floor of a proposed 4-story with basement 3-dwelling unit building, on premises at 3351 N. Southport 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: Vic and Paula Battiato

CAL. NO. 61-95-Z

APPEARANCES FOR: Donald J. Vogel

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

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PREMISES AFFECTED -- 3351 N. Southport 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
JOSEPH J. SPINGOLA	X		
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Vic and Paula Battiato, owner, on February 2, 1995, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 4-story with basement 3-dwelling unit building, whose front yard will be 8.5 feet instead of 15 feet and whose north side yard will be 1 foot instead of 2.5 feet, on premises at 3351 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §8.7-4, §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on February 27, 1995; 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; that on May 19, 1995, the Board approved the establishment of a dwelling unit on the ground floor of the proposed 4-story with basement 3-dwelling unit building to be erected at the subject site in Calendar No. 60-95-S; that the subject site is a 24' x 125' lot presently improved with a 2-story frame residential building to be demolished; that the 3rd and 4th floors will be a duplex dwelling unit for the applicant; 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 to provide adequate living space in the proposed 3-dwelling unit building as designed; that the plight of the owner is due to the narrow width of this 24' x 125' lot and the necessity of retaining adequate space at the rear of the lot for three off-street parking spaces; that the proposed 3-dwelling unit building will be compatible with the existing mixed business and residential improvements in the area; and that the variations, if granted,

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Cal. No. 63-95-Z

will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story with basement 3-dwelling unit building, whose front yard will be 8.5 feet instead of 15 feet and whose north side yard will be 1 foot instead of 2.5 feet, on premises at 3351 N. Southport 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: Marquette National Bank
 APPEARANCES FOR: Donald J. Vogel
 APPEARANCES AGAINST:

CAL. NO. 63-95-S
 MAP NO. 8-F
 MINUTES OF MEETING
 May 19, 1995

PREMISES AFFECTED— 615 W. 31st 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		
A b s t a i n		

THE RESOLUTION:

WHEREAS, Marquette National Bank, owner, on February 2, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of drive-through facilities in conjunction with a proposed bank, in a B4-2 Restricted Service District, on premises at 615 W. 31st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8,4-1B(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on February 27, 1995; 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 100.18' x 100.03' lot improved with a vacant 1-story brick commercial building with on-site parking space; that the applicant proposes to construct a branch banking facility with drive-through facilities in conjunction therewith, consisting of two drive-through teller station lanes, and a 3rd lane serving an ATM kiosk and as a general exit lane; that the proposed use is necessary for the public convenience at this location to provide a convenient banking service for customers residing in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the existing business and 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 drive-through facilities in

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Cal. No. 63-95-S

conjunction with a proposed bank, on premises at 615 W. 31st Street, upon condition that lighted directional signs shall be provided at the established entrance and exit; that ingress to the facility shall be from W. 31st Street at the northwest corner of the site and egress onto W. 31st Street from the northeast corner of the site; that a "Stop-Do Not Enter" sign shall be erected at the exit located on the northwest corner of the site; that traffic shall circulate in a counterclockwise direction around the site; that screen fencing shall be erected on the south property line to screen the proposed use from residential property located south of the subject site; that the parking area for 8 automobiles at the rear of the lot shall be striped; that lighting shall be provided; that driveways shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the south shall not be used for ingress nor for egress; that landscaping shall be provided as indicated on the applicant's site plan prepared by Cordogan and Clark, Architects, dated April 20, 1995; 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 drive-through and parking area continuously in conformance with the conditions and standards hereby established under this order.

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

APPLICANT: Andriyous P. Youkhana
 APPEARANCES FOR: John J. Piakrski, Jr. Andriyous P. Youkhana
 APPEARANCES AGAINST:
 PREMISES AFFECTED -- 531-45 S. Wabash Avenue
 SUBJECT-- Application for the approval of a special use.
 ACTION OF BOARD --

CAL. NO. 64-95-S
 MAP NO. 2-E
 MINUTES OF MEETING
 May 19, 1995

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, Andriyous P. Youkhana, for Cosmopolitan National Bank & Trust, Tr. Nos. 29495 and 30007 and Devon Bank & Trust, Tr. #5708-2, owner, on February 7, 1995, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of non-accessory public parking in a proposed 6-level structure with retail space on the ground floor, in a C3-6 Commercial-Manufacturing District, on premises at 531-45 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 7, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 19, 1995 after due notice thereof by publication in the Chicago Sun-Times on February 27, 1995; and

WHEREAS, the district maps show that the premises is located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is a 120.5' x 173' lot located on the northeast corner of the intersection of S. Wabash Avenue and E. Harrison Street and is presently improved with a 1-story fast food restaurant and parking lot; that the applicant proposes to erect a 145,887 sq. ft. building containing approximately 4,630 sq. ft. of ground floor retail space, valet parking for 28 automobiles on the ground floor and 5 additional levels of self-parking spaces for a total of 263 parking spaces; that the proposed use is necessary for the public convenience at this location to provide public parking for the Congress Hotel, Roosevelt University, Columbia College and other uses in this high density area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code and city traffic code regulations; that the proposed public parking structure will be in operation 24 hours

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Cal. No. 64-95-S

daily and will provide on-site security; that the proposed use will be compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of non-accessory public parking in a proposed 6-level structure with retail space on the ground floor, on premises at 531-45 S. Wabash Avenue, upon condition that ground floor retail space is provided on both the S. Wabash Avenue and E. Harrison Street frontages; that the E. Harrison Street curb cut shall be for ingress only to the parking facility; that egress from the proposed facility shall be onto S. Wabash Avenue; that on-site security shall be provided on a 24-hour daily basis; that all applicable provisions of the Chicago Landscape Ordinance shall be provided; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dickinson Associates

CAL. NO. 73-95-A

APPEARANCES FOR: None

MAP NO. 8-I

APPEARANCES AGAINST:

MINUTES OF MEETING

May 19, 1995

PREMISES AFFECTED-- 2750 W. 35th Street

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

ACTION OF BOARD --

Appeal dismissed for want of prosecution.

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
May 19, 1995
Cal. No. 18-95-S

Mr. Martin J. Oberman, for A.J. Finkl & Son, and LEED Council, objectors, presented a written request for an amendment to the resolution granted to Marcey Street Venture in Cal. No. 18-95-S on March 17, 1995 for the approval, under certain conditions, of the establishment of retail business/commercial uses in the existing "Pump House" structure and proposed 1-story 32,000 sq. ft. building, in the "buffer area" of the Clybourn Corridor Planned Manufacturing District #1, on premises at 1780 N. Marcey Street.

Mr. Oberman stated that at the hearing on this matter on March 17, 1995, both the applicant and the objectors stipulated to the inclusion in the order of all the conditions set forth in the February 16, 1995 letter from Department of Planning and Development Commissioner Valarie Jarrett. All the conditions were included with the exception of a statement in connection with the traffic improvements at the Willow-Kingsbury Street intersection.

Chairman Spingola stated that the condition stating that "Such traffic improvements should restrict westbound Willow Street traffic from traveling northbound on Kingsbury Street to the industrial core of the PMD." was a typographical omission and should have been included in the conditions set forth in the resolution granted on March 17, 1995 in Cal. No. 18-95-S.

Chairman Spingola moved that the request for an amendment to the resolution granted in Cal. No. 18-95-S as stated above be included in the resolution. The following condition is hereby added after the word "Street", in the eighth line from the bottom of page 56 of the minutes in Calendar No. 18-95-S.

"Such traffic improvements should restrict westbound Willow Street traffic from traveling northbound on Kingsbury Street to the industrial core of the PMD;"

The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 1995

Cal. No. 321-94-Z

Mr. Samuel K. Bell, for McGee Temple Church of God in Christ, applicant, presented a written request for an extension of the time in which to complete plans and drawings, as well as an amendment to the resolution granted in Cal. No. 321-94-Z on December 2, 1994 to permit the erection of a 1-story 36' x 71' auxiliary use addition to the rear of a 1-story church building, with no north side yard instead of 6.4 feet and whose rear yard will be two feet instead of 30 feet, on premises at 4946 S. Vincennes Avenue.

Mr. Bell stated that the church has been unable to complete the initial proposed drawings, due, in part, to reconsideration of the original plans in a feasibility study, and additional reconsideration of usage of the new structure and is therefore requesting an extension of time in which to complete the proper plans;

Mr. Bell also requested that the resolution granted in Cal. No. 321-94-Z be amended from that of a proposed 1-story 36' x 71' auxiliary use addition to the rear of the existing 1-story church building, with no north side yard instead of 6.4 feet and whose rear yard will be 2 feet instead of 30 feet; to that of a proposed 2-story 43.60' x 49.29' auxiliary use addition to the rear of the existing 1-story building (which will be renovated) as well as a 1-story 7.0' x 70.60' expansion to be used as passage only, from the sanctuary to the proposed auxiliary addition as well as an exit, with no north side yard instead of 6.4', and whose rear yard will be 2.0' instead of 30'.

Chairman Spingola moved that the request for an extension of time be denied and the aforesaid amendment requested be denied stating that the new plans submitted constitutes a substantive change from the addition approved by the Board in Cal. No. 321-94-Z and requires submission of a new variation application to the Board. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 1995

Cal. No. 168-94-S and

Cal. No. 169-94-S

Mr. Kevin Cahill, for South Side Unity Center of Christianity, applicant, presented a written request for an extension of time in which to obtain necessary permits for the expansion of an existing 1-story brick church building (approved by the Board on 1/22/82-Cal. No. 10-82-S) by the erection of an approximately 5,000 sq. ft. addition to the north side, on premises at 9320 S. Ashland Avenue, approved by the Zoning Board of Appeals on June 17, 1994 in Cal. No. 168-94-S; and for the establishment of an off-site accessory parking lot for 36 private passenger automobiles, on premises at 1611 W. 93rd Place to fulfill the parking requirement for the aforesaid church and proposed addition, approved by the Zoning Board of Appeals on June 17, 1994 in Cal. No. 169-94-S.

Mr. Cahill stated that the church has not yet been able to obtain a building permit or to commence use due to difficulties in raising the total amount of funds needed by the church to properly commence construction and that as the church must rely heavily upon the work of volunteers (architects, construction, etc.) work has not progressed as quickly as planned.

Chairman Spingola moved that the request be granted and the time for obtaining necessary permits be extended to June 17, 1996. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
May 19, 1995
Cal. No. 131-93-S

Dr. Lincoln Scott, for Good Samaritan Community Services, applicant, presented a written request for a clarification of the resolution granted by the Zoning Board of Appeals on April 16, 1993, in Cal. No. 131-93-S for the establishment of overnight and transitional shelters limited to 70 beds for homeless men, women and children on the 2nd floor of a 2 and 3-story brick building, on premises at 3553-59 W. Roosevelt Road and 1207 S. Central Avenue.

Dr. Scott stated that the applicant received a building permit in August, 1994 to bring the entire first floor and the western 3/4's of the second floor up to building code standards for use as a shelter. The applicant is now seeking a building permit to complete the balance (east side) of the second floor and third floor, but is being held up in the permit process until there is clarification concerning establishing the shelter on the third floor.

Chairman Spingola moved that the record in Cal. No. 131-93-S be clarified to reflect that the overnight and transitional shelters approved by the Board on April 16, 1995 are permitted to be established on the 2nd and 3rd floors of the 2 and 3-story building located at 3553-59 W. Roosevelt Road and 1207 S. Central Avenue, provided that the total number of beds, in the aggregate, in the overnight and transitional shelters located on the 2nd and 3rd floors of the subject building shall not exceed 70 beds. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 1995

Cal. No. 259-94-Z

Mr. Gary I. Wigoda, for Urbanscape, Inc., applicant, filed a request for an extension of time in which to commence construction of a 4-story store and 9-dwelling unit building whose front yard will be 10 feet instead of 12 feet and whose rear yard will be 28 feet instead of 30 feet, on premises at 2001 W. Wabansia Avenue, which variations were granted by the Zoning Board of Appeals on October 21, 1994, in Calendar No. 259-95-Z.

Mr. Wigoda stated that at the time when the above-reference variations were granted, the Board also approved a special use (Cal. No. 258-94-S) for ground floor residential use in the construction of the proposed 4-story store and 9 dwelling unit building. At the same time as these approvals were granted, the Zoning Board of Appeals approved variations and a special use for the same developer, and as part of the same project, for the parcel due west and across an alley from the subject parcel. The intent of the developer has been to begin construction on the other parcel prior to commencing the work on the subject project at 2001 W. Wabansia Avenue. The work has commenced on the other parcel and the developer intends to proceed on the 2001 W. Wabansia project shortly and requests an extension of the Board's order granting the variations in Cal. No. 259-94-Z.

Chairman Spingola moved that the request be granted and the time extended to October 21, 1995 in order to commence construction of the proposed 4-story store and 9-dwelling unit building at 2001 W, Wabansia Avenue. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 1995

Cal. No. 352-93-S

Mr. Bernard I. Citron, for International Double Drive-Thru, Inc., applicant, presented a written request for an extension of time in which to establish drive-through facilities in conjunction with a proposed Checkers restaurant, on premises at 3947-59 W. 55th Street, approved by the Zoning Board of Appeals on December 17, 1993, in Cal. No. 352-93-S.

Mr. Citron stated that environmental issues that arose after the demolition of an existing gasoline station at the subject site were never resolved during the one-year validity period of the special use granted by the Zoning Board of Appeals on December 17, 1993. In January, 1995 the environmental issues were resolved. At this time, the applicant wishes to go forward with the drive-through facilities project as previously approved by the Board.

Chairman Spingola moved that the request be granted and the time be extended to December 17, 1995 in order to establish the aforesaid drive-through facilities in conjunction with a Checkers restaurant at 3947-50 W. 55th Street. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 1995

Cal. No. 138-93-S

Rev. Claude S. Wyatt, Jr., for Vernon Park Church of God, owner, presented a written request for an extension of time in which to meet the required specifications as indicated in the resolution granted by the Zoning Board of Appeals on April 16, 1993 in Cal. No. 138-93-S, for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 8953-61 S. Stony Island Avenue, to serve a church at 9011 S. Stony Island Avenue; and for which an extension of time to April 16, 1995 was approved by the Board on July 15, 1994.

Rev. Wyatt stated that the required improvements as indicated in the resolution have not been done to date and is requesting a further extension of time in which to accomplish the specific improvements to the parking lot site.

Chairman Spingola moved that the request for a further extension of time be denied, citing that the special use granted to the applicant has exceeded the permitted period of validity as stated in Section 11.10-5 of the zoning ordinance. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 19, 1995

Cal. No. 286-94-Z and

Cal. No. 287-94-Z

Mr. Gary I. Wigoda, for American National Bank, Tr. #102955-09, owner, presented a request for an extension of time in which to obtain necessary permits in order to proceed with the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2052 W. Armitage Avenue, which variations were granted by the Zoning Board of Appeals on November 18, 1994 in Cal. No. 286-94-Z; and for the erection of a 3-story 6-dwelling unit townhouse building whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2056 W. Armitage Avenue, which variations were granted by the Zoning Board of Appeals on November 18, 1994 in Cal. No. 287-94-Z.

Mr. Wigoda stated that due to certain problems with these adjoining properties which were discovered after the approval by the Board of these residential projects, the applicant has not yet been able to proceed with the construction, but intends to do so in the near future.

Chairman Spingola moved that the request for extensions of time in which to obtain necessary building permits for the erection of the 3-story 6-dwelling unit townhouses at 2052 and 2056 W. Armitage Avenue be granted and the time extended to November 18, 1995. The motion prevailed by yeas and nays as follows:

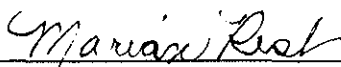
Yeas- Spingola, Fornelli, Martin, McCabe-Miele and Moore. Nays- None.

MINUTES OF MEETING

May 19, 1995

Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 16, 1995.


Secretary