

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Committee Room 201-A, 2nd Floor, City Hall
on August 19, 1994 at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

MINUTES OF MEETING
August 19, 1994

Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting held on July 15, 1994 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Doris & John Harmon

CAL. NO. 200-94-Z

APPEARANCES FOR: John Harmon

MAP NO. 24-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 9625 S. Wallace 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, Doris & John Harmon, by Danuta M.T. Szymulanski, for Doris & John Harmon, owners, on July 1, 1994, 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 24.5' x 44' addition to a 1-story brick single-family dwelling, whose front yard will be 18.5' instead of 19.9', whose north side yard will be 3.17' and whose south side yard will be 2.83' instead of combined side yards of 9 feet and neither side yard less than 3 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 9625 S. Wallace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

WHEREAS, the district maps shows 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 124.4' lot improved with a 1-story with basement brick single-family dwelling; that the applicants proposed to erect a 2nd story 24.5' x 44' 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 2nd story 24.5' x 44' addition is necessary to meet additional living space requirements of the applicants and their family; that the plight of the owners is due to the necessity of providing additional bedroom and bath space in the existing single-family dwelling; that the proposed addition will follow existing building walls, 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

MINUTES OF MEETING

August 19, 1994

Cal. No. 200-94-Z

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 24.5' x 44' addition to a 1-story brick single-family dwelling, whose front yard will be 18.5' instead of 19.9', whose north side yard will be 3.17' and whose south side yard will be 2.83' instead of combined side yards of 9 feet and neither side yard less than 3 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 9625 S. Wallace 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: Jeffrey K. Gutman & Fern Chasin-Gutman
 APPEARANCES FOR: Jeffrey K. Gutman
 APPEARANCES AGAINST:

CAL. NO. 201-94-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 6135 N. Monticello 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, Jeffrey K. Gutman & Fern Chasin-Gutman, for American National Bank, Tr. #650-35, owner, on July 12, 1994, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1 and 2-story addition to the rear of a 2-story brick single-family dwelling, whose side yards will be each 3 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6135 N. Monticello Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

WHEREAS, the district maps shows 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 127.74' lot improved with a 2-story brick Georgian-style single-family dwelling with a 1-story portion attached in the rear; that the applicants propose to erect a 1-story and a 2-story addition to the rear of the existing 2-story brick single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to erect the proposed 1 and 2-story additions; that the plight of the owner is due to the necessity of providing additional bedroom and family-room space in the existing structure; that the proposed additions will follow existing building lines; that the proposed additions will be compatible with existing residential improvements in the area, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 19, 1994

Cal. No. 201-94-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1 and 2-story addition to the rear of a 2-story brick single-family dwelling, whose side yards will be each 3 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6135 N. Monticello 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: Ramesh Patel
 APPEARANCES FOR: Merritt R. Kotin
 APPEARANCES AGAINST:

CAL. NO. 202-94-Z
 MAP NO. 13-L
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 5248 N. Larned 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
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ramesh Patel, owner, on July 15, 1994, 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 combined side yards will be 6 feet instead of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 5248 N. Larned Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

WHEREAS, the district maps shows 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 is a 30' x 102.9' lot improved with a 1-story with basement brick single-family residence; that the applicant purchased the property in 1990 at which time it needed repairs to the attic, roof and chimney; 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 under the regulations in this district in that the proposed attic dormer is necessary to provide additional living space, consisting of bedrooms and bath, to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that inasmuch as the roof of the building had to be opened for repairs to the attic, roof and chimney, the applicant decided to construct the proposed attic dormer which necessitates the requested variations; that the proposed attic dormer will be compatible with existing residential improvements in the area, many of which have attic dormer additions; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 19, 1994

Cal. No. 202-94-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 1½-story brick single-family dwelling, whose side yards will be each 3 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 5248 N. Larned 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: Catholic Bishop of Chicago
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 203-94-Z
 MAP NO. 9-L
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 4906-10 W. Addison 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		
A b s t a i n		

THE RESOLUTION:

WHEREAS, the Catholic Bishop of Chicago, owner, on June 17, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the division of an improved zoning lot into two zoning lots resulting in the 4906 W. Addison Street lot improved with a 2-story brick school building to be converted to its former use as two dwellings having a 5.03 feet rear yard instead of 30 feet required and with area for one off-street parking space instead of two required, and which adjoining lot at 4910 W. Addison Street having a 4.19 feet east side yard instead of 20 feet required, on premises at 4906-10 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 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, §7.8-4, §7.9-4, §7.12-2(10)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is presently located in an R3 General Residence District pending rezoning to R4 General Residence; that the subject site is improved with a 2-story brick building with a school building abutting the building to the west; that St. Bartholomew Parish desires to sell the 2-story brick building at 4906 W. Addison Street used as classrooms by the school; that the two story building at 4906 W. Addison Street is to be converted to its former use as two dwelling units; that in order to effectuate the sale of this lot, the lot first must be legally separated from the church property; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary for the sale of the 2-story building at 4906 W. Addison Street, which has become useless property for the church and which sale will also provide some income for the parish; that the plight of the owner is due to unique circumstances in that the variations

MINUTES OF MEETING

August 19, 1994

Cal. No. 203-94-Z

requested for the 2-story building at 4906 W. Addison Street are necessary to provide space for an emergency rear exit for the large school building abutting the site and to provide for one on-site parking space in the conversion of the building to its original two dwelling units; that the variations, if granted, will not alter the essential character of the locality in that the division of the zoning lot will return the aforesaid 2-story building to a 2-dwelling unit building in keeping with existing improvements in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the division of an improved zoning lot into two zoning lots resulting in the 4906 W. Addison Street lot improved with a 2-story brick school building to be converted to its former use as two dwellings having a 5.03 feet rear yard instead of 30 feet required and with area for one off-street parking space instead of two required, and which adjoining lot at 4910 W. Addison Street having a 4.19 feet east side yard instead of 20 feet required, on premises at 4906-10 W. Addison Street, upon condition that an easement shall be provided on the eastern three feet of the lot at 4910 S. Addison Street to allow access to the alley by the new owner of the property at 4906 S. Addison, and that said easement shall be duly recorded with the Recorder of Deeds of Cook County; 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 variations granted herein are conditioned upon the applicant obtaining the pending rezoning of the site from R3 General Residence to R4 General Residence.

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

APPLICANT: Pearl A. Zager

CAL. NO. 204-94-Z

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1994

PREMISES AFFECTED— 3837 N. Greenview Avenue

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

ACTION OF BOARD—

Case continued to
November 18, 1994.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Rising Sun M.B. Church
 APPEARANCES FOR: REv. Matthew L. Miller
 APPEARANCES AGAINST:

CAL. NO. 205-94-Z
 MAP NO. 3-M
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 822 N. Central 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, Rising Sun M.B. Church, for Rev. Matthew L. Miller, owner, on July 14, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 33' x 108' addition to the north side of an existing church building, whose north side yard will be 3 feet instead of 12 feet, whose rear yard will be 2.5 feet instead of 30 feet, and whose total floor area ratio will be approximately 0.84 instead of 0.70, on premises at 822 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3, §7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 125.6' x 150' lot improved with fire-damaged remains of the applicant church and a 2-story brick residential building to the south and a 2-story frame residential building to the north; that on February 8, 1994 the church was destroyed by fire leaving only the narthex portion and main facade of the building; that it is proposed to rebuild the church and erect a 1-story 33' x 108' addition to the north side of the church building where the 2-story frame residential building now exists; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide classrooms, and a multi-purpose room for youth activities; that the plight of the owner is due to the desire to rebuild the church building utilizing the existing narthex and facade and to the limited amount of space on the lot for the proposed 1-story addition; that the proposed addition will be compatible with existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

August 19, 1994

Cal. No. 205-94-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 33' x 108' addition to the north side of an existing church building, whose north side yard will be 3 feet instead of 12 feet, whose rear yard will be 2.5 feet instead of 30 feet, and whose total floor area ratio will be approximately 0.84 instead of 0.70, on premises at 822 N. Central Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Public Building Commission of Chicago/Chicago Board of Education
APPEARANCES FOR: Anne L. Fredd
APPEARANCES AGAINST:

CAL. NO. 206-94-Z
MAP NO. 8-I
MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 3825-39 S. Washtenaw 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
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Public Building Commission of Chicago/Chicago Board of Education for the Public Building Commission of Chicago, owner, on June 23, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 3,115 sq. ft. addition to the south side of an existing 2-story elementary school, whose front yard will be 5.33 feet instead of 20 feet to allow for parking spaces, whose rear yard will be 13.5 feet instead of 30 feet, and whose total floor area ratio will be approximately 0.87 instead of 0.70, on premises at 3825-39 S. Washtenaw Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, L7.7-3, §7.9-3, §7.12-(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 29,051 sq. ft. lot improved with the 2-story Brighton Park elementary school; that the applicants proposed to erect a 1-story 3,115 sq. ft. addition to the south side of the existing school building which will serve approximately 400 students, preschool through 8th grade; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide dining and kitchen facilities for the school; that the plight of the owner is due to unique circumstances in that the existing school was constructed as a parochial school in 1920 with no dining or kitchen facilities and that under present state and federal school aid programs, the school must provide breakfast and lunch to the students; that the proposed addition will be compatible with existing residential improvements and by being constructed so as to allow for on-site parking spaces will not increase street parking congestion, nor alter the essential

MINUTES OF MEETING

August 19, 1994
Cal. No. 206-94-Z

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 on a 1-story 3,115 sq. ft. addition to the south side of an existing 2-story elementary school, whose front yard will be 5.33 feet instead of 20 feet to allow for parking spaces, whose rear yard will be 13.5 feet instead of 30 feet, and whose total floor area ratio will be approximately 0.87 instead of 0.70, on premises at 3825-39 S. Washtenaw 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: Ameritech Mobile Phone Service of Chicago, Inc.
 APPEARANCES FOR: John J. Riley
 APPEARANCES AGAINST:

CAL. NO. 207-94-S
 MAP NO. 12-E
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 4930 S. Cottage Grove Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ameritech Mobile Phone Service of Chicago, Inc., for Franciscan Fathers of Illinois, owner, on July 15, 1994, filed an application for a special use under the zoning ordinance for the approval of the increase in height of an existing monopole tower supporting antennae (approved by the Board on May 14, 1992, Cal. No. 76-92-S) from 87' high to 105' high for a mobile telephone service business, in an R5 General Residence District, on premises at 4930 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

WHEREAS, the district maps shows 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 approximately 8 acres and is improved with the Hales Franciscan High School campus; that on May 14, 1992, the Board approved the applicant's special use application for the erection of a 87' high monopole tower supporting antennae outside and adjacent to the existing parking and storage garage in which interior space will be utilized to house telecommunications equipment at the subject site; that the testimony presented in Calendar No. 76-92-S is hereby made part of the record in this case; that the applicant now seeks to increase the height of the monopole to 105' high; that the proposed use is necessary for the public convenience at this location to provide stronger signals for improved mobile telephone communications; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission and that the increased height of the monopole will not interview with other public transmissions or home electrical systems in the neighborhood; that the proposed 105' high monopole will be compatible with

MINUTES OF MEETING

April 19, 1994
Cal. No. 207-94-S

existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the increase in the height of an existing monopole tower supporting antennae(approved by the Board on May 14, 1992, Cal. No. 76-92-S), on premises at 4930 S. Cottage Grove Avenue, from 87' high to 105' for a mobile telephone service business, upon condition that the monopole tower and antennae shall continue to be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions, and that the use thereof shall be in compliance with the regulations of the Federal Communications Commission; 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: The Catholic Charities of the Archdiocese of Chicago

CAL. NO. 208-94-S

APPEARANCES FOR: David Narefsky

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 641 N. LaSalle 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, The Catholic Charities of the Archdiocese of Chicago, owner, on June 17, 1994, filed an application for a special use under the zoning ordinance for the continued operation of an existing off-site accessory parking lot for the parking of private passenger automobiles, in a B7-5 General Central Business District, on premises at 641 N. LaSalle Street, for use by employees, clients and visitors of the Catholic Charities Building located at 721 N. LaSalle Street, which use was approved by the Board on August 24, 1984, in Cal. No. 282-84-S with a termination date of August 24, 1994; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 17, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-7, §8.11-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

WHEREAS, the district maps shows that the premises is located in a B7-5 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B7-5 General Central Business District; that the subject site is occupied by an improved private parking lot for approximately 75 automobiles; that on August 24, 1984 the Board approved the applicant's special use application for the establishment of an accessory off-site parking lot for the parking of private passenger automobiles at the subject site, for use by employees of the Catholic Charities Building located a 721 N. LaSalle Street with the condition that the use of the subject premises as a parking lot terminate August 24, 1994; that the testimony presented in Calendar No. 282-84-S is hereby made part of the record in this case: that the continuation of the said off-site accessory parking lot is necessary for the public convenience at this location to continue to provide off-street parking for employees, clients and visitors of the Catholic Charities Building at 721 N. LaSalle Street; that the public health, safety and welfare will be adequately protected in the location and operation of the said parking lot which will continue to be operated and maintained under the conditions set forth in Cal. No. 282-84-S, excluding the prior termination date clause; that the said use is compatible with existing business

MINUTES OF MEETING

August 19 1994

Cal. No. 208-94-S

improvements in the area and that its continued use as an off-site accessory parking lot 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 continued operation of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 641 N. LaSalle Street, for use by employees, clients and visitors of the Catholic Charities Building at 721 N. LaSalle Street, which use was approved by the Board on August 24, 1984 in Cal. No. 282-84-S with a termination date of August 24, 1994, upon condition that the improvements and hours of operation set forth in Cal. No. 282-84-S shall be maintained; that a dense hedge shall be installed to screen the parking lot's LaSalle Street frontage; and that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Chicago Transit Authority

CAL. NO. 209-94-S

APPEARANCES FOR:

MAP NO. 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 3533-37 S. State Street/8-12 E. 36th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon
motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Robert Woolf
APPEARANCES FOR:
APPEARANCES AGAINST:
PREMISES AFFECTED— 3036 S. Wentworth Avenue
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 210-94-S
MAP NO. 6-F
MINUTES OF MEETING
August 19, 1994

Case continued to
November 18, 1994.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: 1st Church of the Open Bible

CAL. NO. 211-94-S

APPEARANCES FOR:

MAP NO. 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 6466 W. North Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1994.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: New Wine Christian Center, Geraldine C. Simmons

CAL. NO. 212-94-S

PEARANCES FOR:

MAP NO. 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 7801 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon
motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: St. Leonard's House
 APPEARANCES FOR: Joseph P. Gattuso
 APPEARANCES AGAINST:

CAL. NO. 213-94-S
 MAP NO. 12-G
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 1434 W. 51st 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
X		
		X
X		
X		
X		

THE RESOLUTION

WHEREAS, St. Leonard's House, for Central American Martyrs Center, owner, on June 28, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence for up to 12 female ex-offenders in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 1434 W. 51st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick building situated on the northwest corner of W. 51st Street and S. Bishop Street, which site is part of the St. Augustine's Church and school property; that the applicant St. Leonard's House, is a residential facility for male ex-offenders and that now, under its auspices, seeks to establish a transitional residence facility, Grace House, for female ex-offenders at the subject site; that a maximum of 12 women will reside at the subject facility; that no children will live at the site; that a full range of counseling services and referral sources will be provided such as substance abuse assessment, mental health evaluation, pre-employment/employment sessions and referral, personal and family counseling, parenting skills and spiritual counselling; that the proposed facility is not a mandatory correctional facility and is not a part of the Illinois Department of Corrections or the Department of Parole; that the potential residents for the transitional facility are screened and interviewed by Grace House staff while still residing at the correctional institution; that the proposed facility will have 6 full-time staff members and 4 part-time staff; that 24 hour daily security is provided; that all residents must abide by curfews and other strict rules and regulations; that the proposed use is necessary for the public

MINUTES OF MEETING

August 19, 1994

Cal. No. 213-94-S

convenience at this location in that there are few residential facilities for female ex-offenders in the city and that the subject site is located in a multi-cultural neighborhood that provides an ideal setting for the expected multi-cultural population of the proposed transitional residence; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed transitional residence which will be administered in a similar manner as St. Leonard's House and will be staffed by experienced, trained professionals, and which will comply with all city and state statutes governing the establishment and operation of transitional residences; that the proposed use of the subject building as a transitional residence is consistent with its historical use as a quasi-institutional use and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for up to 12 female ex-offenders in a 2-story brick building, on premises at 1434 W. 51st Street, upon condition that the premises shall not be used as a transitional residence until the building complies with all applicable code regulations with plans and permits obtained indicating such compliance; that 24-hour daily security shall be provided; that professional and para-professional staff personnel shall be on premises at all times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence for up to a maximum of 12 female ex-offenders, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Anthony N. Petroppulos **CAL. NO.** 214-94-A
APPEARANCES FOR: Robert Jaydos, Anthony N. Petroppulos **MAP NO.** 13-G
APPEARANCES AGAINST: **MINUTES OF MEETING**
August 19, 1994
PREMISES AFFECTED— 5225 N. Ashland Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
x		

THE RESOLUTION:

WHEREAS, Anthony N. Petroppulos, for 5225 N. Ashland Corp., owner, on July 5, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of non-conforming stores to 5-dwelling units on the ground floor of a 3-story brick stores and 10-dwelling unit building due to insufficient lot area and off-street parking, in an R4 General Residence District, on premises at 5225 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 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, §7.5-4, §7.12-2(9)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in an R4 General Residence District and is improved with a 3-story brick building containing offices on the ground floor and 10 efficiency dwelling units above with parking space at the rear for 8 automobiles; that the appellant seeks to convert the ground floor offices into 5 efficiency dwelling units for a total of 15 dwelling units at the site; that the appellant purchased the subject property in 1992 and stated that he believed the building was erected in 1958 but was unable to find any record of the building permit; that about 1,000 sq. ft. of the office space is presently leased to a not-for-profit corporation and the balance of the office space has been vacant since the purchase of the property by the appellant; that it is proposed to convert the vacant office space into two 390 sq. ft. efficiency units and one 350 sq. ft. efficiency unit; that when the appellant gets control of the leased office space he propose to convert it into one 675 sq. ft. efficiency unit and one 480 sq. ft. efficiency unit; and

WHEREAS, the Board, troubled by the lack of evidence in this case as to how the

MINUTES OF MEETING

August 19, 1994

Cal. No. 214-94-A

subject building containing non-conforming offices on the ground floor in this residential district came to be, subsequently had its staff check the building permit records and it found that permit No. 331239 was issued on April 16, 1963 for the erection of a 3-story brick building containing medical offices on the ground floor and 10 apartments above at 5223-27 N. Ashland Avenue, which is the subject site; that the permit stated the zoning of the subject site was B5-2 General Service; that the subject site is currently zoned R4 General Residence, therefore the subject building is a non-conforming building with non-conforming office space on the ground floor; that the Board finds that no more than three dwelling units occupying the entire ground floor office space and with no unit having less than 450 sq. ft. of floor area is a proper substitution of non-conforming use in this case pursuant to Sections 6.4-7 and 11.8-2 paragraph 3 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and modified and the decision of the Office of the Zoning Administrator be and it hereby is reversed and modified and he is authorized to permit the conversion of non-conforming office space into three dwelling units on the ground floor of a 3-story brick offices and 10 dwelling unit building, on premises at 5225 N. Ashland Avenue, upon condition that the three dwelling units shall occupy the entire ground floor office space and that no unit shall be less than 450 sq. ft. in floor area; 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: Ignacio Granja

CAL. NO. 215-94-A

APPEARANCES FOR:

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1994

PREMISES AFFECTED— 2707 S. Pulaski Road

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

ACTION OF BOARD—

Case continued to
November 18, 1994.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Christopher McCurdy & Kathleen Gordon
 APPEARANCES FOR: Pamela McCurdy
 APPEARANCES AGAINST:

CAL. NO. 216-94-A
 MAP NO. 14-G
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 1037 W. 61st 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

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, Christopher McCurdy & Kathleen Gordon, for Flora Petis, owner, on June 10, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant (carry-out snack shop) in a 3-story brick store and apartment building, in an R3 General Residence District, on premises at 1037 W. 61st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1994, reads:

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District in a store located in a 3-story brick store and apartment building at the subject site; that on November 9, 1984 the Board permitted, under certain conditions, the establishment of a carry-out restaurant in the subject store, in Cal. No. 390-84-A; that the appellants propose to establish a carry-out snack shop/deli at the subject site; that the re-establishment of a carry-out snack shop/deli is a proper use of the subject premises under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a restaurant (carry-out snack shop/deli) in a 3-story brick store and apartment building, on premises at 1037 W. 61st Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 10 P.M., daily; that there shall be no automatic amusement or arcade games on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Stan Krzeszowiec

CAL. NO. 217-94-A

APPEARANCES FOR:

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 4735 W. Fullerton Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Jaycee's Auto Repairs Shop
 APPEARANCES FOR: Joe Coston, Jr.
 APPEARANCES AGAINST: Hannah C. Lewis

CAL. NO. 218-94-A
 MAP NO. 18-F
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 7221 & 33 S. Halsted Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jaycee's Auto Repairs Shop, for Joe Coston, Jr., owner, on July 5, 1994 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify existing automobile body repair and painting in a 1-story brick building at 7221 S. Halsted Street and automobile engine rebuilding in a 1-story brick building at 7233 S. Halsted Street, in a B2-2 Restricted Retail District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994; 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 said automobile service uses are located in a B2-2 Restricted Retail District in existing one-story brick buildings at 7221 and 7233 S. Halsted Street; that evidence presented indicates that automobile repair and painting has been conducted at the 7221 N. Halsted Street premises since prior to the downzoning of the property in 1979 which made the use of the premises non-conforming; that evidence presented indicates that automobile repair activities have been conducted at the 7233 S. Halsted Street premises since 1969, prior to the downzoning of the property in 1982 which made the use of the premises non-conforming; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify existing automobile body repair and painting in a 1-story brick building at 7221 S. Halsted Street and automobile engine rebuilding in a 1-story brick building at 7233 S. Halsted Street, upon condition that all repair work at both addresses shall be done within the existing buildings; that all automobiles being repaired or awaiting repairs shall be stored

MINUTES OF MEETING

August 19, 1994

Cal. No. 218-94-A

within the aforesaid buildings and not in the public streets or alley; that "No Parking" signs shall be obtained from the City of Chicago and posted on the east alley facade of the building located at 7233 S. Halsted Street; 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: Larry Mansfield

CAL. NO. 316-93-Z

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1994

PREMISES AFFECTED— 2140 N. Winchester Avenue

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

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT:

Colmar, Inc.

CAL. NO. 85-94-A

APPEARANCES FOR:

MAP NO. 22-B

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1994

PREMISES AFFECTED—

8847 S. Commercial Avenue

SUBJECT—

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

ACTION OF BOARD—

Case continued to
December 16, 1994.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Ameri-Tel, Inc.

CAL. NO. 86-94-A

APPEARANCES FOR:

MAP NO. 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 4804 S. Throop Street

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

ACTION OF BOARD—

Case continued to
December 16, 1994.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
x		

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

APPLICANT: John A. Brown
 APPEARANCES FOR: Michelle C. Pisut, John Brown, Harvey Wells
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2518 N. Clark Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 110-94-A
 MAP NO. 7-F
 MINUTES OF MEETING
 August 19, 1994

ACTION OF BOARD—

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		

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

THE RESOLUTION:

WHEREAS, John A. Brown, owner, on March 16, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an advertising sign painted on the north wall of a 3-story brick apartment building, in a B3-3 General Retail District, on premises at 2518 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.9(7)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the subject site is improved with a 3-story store and apartment building with an approximately 15' wide by 30' high painted wall sign advertising WXRT-FM on the northeast corner of the building facing W. Deming Place; that testimony and evidence presented indicates that the said sign was painted on the existing building's wall in September, 1989, prior to the adoption of Section 8.9 Signs-Use and Bulk Regulations (7) on July 20, 1990 which prohibits advertising signs having a face exceeding 100 square feet from being located within 250 feet of a Residence District; 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 an advertising sign painted on the north wall of a 3-story brick store and apartment building, in a B3-3 General Retail District, on premises at 2518 N. Clark Street, as a legal non-conforming sign subject to §6.7-1 of the zoning ordinance; and that all applicable ordinances of City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sol Santos
 APPEARANCES FOR: Sol Santos
 APPEARANCES AGAINST:

CAL. NO. 147-94-S
 MAP NO. 7-J
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 3658 W. Wrightwood Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sol Santos, owner, on April 2, 1994, 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 building, in a B2-2 Restricted Retail District, on premises at 3658 W. Wrightwood Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; and

WHEREAS, the district maps show that the premises is located in a 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 improved with a 1-story brick store building; that the applicant has operated a coin-operated laundrette at 3636 W. Wrightwood Avenue since 1987 and which building has become impractical for continued use as a laundrette; that the proposed use is necessary for the public convenience at the subject site location to continue to provide a necessary service for the neighborhood residents; 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 city ordinances governing the operation of laundrettes; that the proposed use will be compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a coin-operated laundrette in a 1-story brick building, on premises at 3658 W. Wrightwood Avenue, upon condition that all signage shall be unobtrusive and kept to the minimum; that all garbage containers shall be located behind the subject building; that there shall be no video or other automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit **PAGE 37 OF MINUTES** is issued.

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

APPLICANT: Mae Roberts
 APPEARANCES FOR: Mae Roberts
 APPEARANCES AGAINST:

CAL. NO. 153-94-S
 MAP NO. 12-G
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 1159 W. 51st 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, Mae Roberts, for Anthony White, owner, on April 21, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 1159 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building previous occupied by a tavern; that the applicant seeks to re-establish a tavern at the subject site; that the proposed use is necessary for the public convenience at this location to provide a service in the neighborhood in that the applicant stated that proposed tavern would be a small operation whose patronage would mainly come from the senior community in the neighborhood; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed tavern which will provide off-street parking for approximately 5 automobiles at the rear of the site and which will comply with all applicable ordinances of the City of Chicago governing the operation of taverns; that the use of the subject building as a tavern will be an improvement of a vacant property and 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

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a tavern in a 1-story brick building, on premises at 1159 W. 51st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Rev. Marcus Summers
 APPEARANCES FOR: Clarence L. Burch
 APPEARANCES AGAINST:

CAL. NO. 131-94-S
 MAP NO. 20-G
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 8001-03 S. Racine 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, Rev. Marcus Summers, owner, on March 28, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church and fellowship hall in a 1 and 2-story brick building, in a C2-2 General Commercial District, on premises at 8001-03 S. Racine Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on April 25, 1994; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commerical 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 improved with a 1 and 2-story brick building which the applicant proposes to convert to a church in the 1-story portion, 8001 S. Racine Avenue, and a fellowship hall with a residence for the pastor in the existing 2nd floor dwelling unit; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church will be comply with all applicable building code regulations of the City of Chicago and which will provide adequate off-street parking at the rear of the site to be improved and operated under the conditions hereinafter set forth; that the establishment of a church and fellowship hall at the subject site will be an improvement in an area having many vacant lots 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 church and fellowship

MINUTES OF MEETING

August 19, 1994

Cal. No. 131-94-S

hall in a 1 and 2-story brick building, on premises at 8001-03 S. Racine Avenue, upon condition that the parking area at the rear of the building 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 three to four-foot high hedge shall be installed along the 80th Street frontage of the parking area; that a 6-foot high chain link fence shall be installed on the south and east lot lines; that striping shall be provided and lighting shall be provided directed away from abutting residential property to the east; that the driveway(s) shall be determined by the Bureau of Street Traffic and Operations; that the driveway(s) shall be constructed in accordance with applicable ordinances; 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 provisions and standards hereby established under this order.

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

APPLICANT: David C. Phillips
APPEARANCES FOR: Joseph P. Gattuso
APPEARANCES AGAINST:

CAL. NO. 174-94-Z
MAP NO. 5-G
MINUTES OF MEETING
August 19, 1994

PREMISES AFFECTED— 1235 W. Webster 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, David C. Phillips, for American National Bank, Tr. #66111, owner, on May 18, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 164 sq. ft. addition above a garage attached to the rear of a 2-story brick single-family dwelling, with no rear yard instead of 30 feet and which addition when added to a 1986 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, on premises at 1235 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §7.6-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 31' by 74' lot improved with a 2-story and ground level brick single-family dwelling built in the 1890's; that the applicant proposes to erect a 1-story 164 sq. ft. addition above the existing garage which is attached to the rear of the existing residential building; that the proposed 164 sq. ft. addition when added to a 1986 addition results in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; 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 meet additional living space requirements of the applicant and his family; that the plight of the owner is due to the configuration of the existing building on the subject lot which is significantly smaller than a standard city lot; that the proposed

MINUTES OF MEETING

August 19, 1994

Cal. No. 174-94-Z

addition will follow existing building lines and has been designed to be compatible with existing residential improvements along N. Magnolia Street; 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 164 sq. ft. addition above a garage attached to the rear of a 2-story brick single-family dwelling, with no rear yard instead of 30 feet and which addition when added to a 1986 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, on premises at 1235 W. Webster 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: Diversey Park Limited Partnership
 APPEARANCES FOR: John J. George
 APPEARANCES AGAINST:

CAL. NO. 180-94-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 1775-1825 W. Diversey Parkway
 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, Diversey Park Limited Partnership, for Michael Goldstein, owner, on June 2, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 43-dwelling unit building, with no front yard instead of 15 feet, with no side yards instead of 20 feet each, with no rear yard instead of 30 feet, and with no provision for one 10' x 25' loading berth, on premises at 1775-1825 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 31, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §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 August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; and

WHEREAS, the district maps show that the premises is now 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 on March 23, 1994, the City Council rezoned the subject site from M1-2 Restricted Manufacturing and M3-3 Heavy Manufacturing to R4 General Residence specifically for the proposed residential project; that the subject site is a 52,000 sq. ft. unimproved lot formerly part of the Stewart-Warner Industries property; that the applicant proposes to erect a 3-story 43-dwelling unit building with garage and courtyard parking spaces of 62 automobiles at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to erect the 43-dwelling unit building as designed, including garage and interior courtyard parking spaces; that to erect a mid-rise dwelling unit building conforming to required yard setbacks would prove economically unfeasible; that the proposed development at the site is residential in nature and has no need for a 10' x 25' loading berth; that the plight of the owner is due to the design of the development which in order to provide an interior courtyard necessitates encroachment into required yard setbacks; that the

MINUTES OF MEETING

August 19, 1994

Cal. No. 180-94-Z

proposed residential development is located in a redevelopment area and will be compatible with existing residential improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit, the erection of a 3-story 43-dwelling units building, with no front yard instead of 15 feet, with no side yards instead of 20 feet each, with no rear yard instead of 30 feet, and with no provision for one 10' x 25' loading berth, on premises at 1775-1825 W. Diversey Parkway, upon condition that garbage dumpsters shall be installed on the premises as indicated in the project site plan; 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: Goldstar Jewelers & Collateral Co.
APPEARANCES FOR: Robert Kenny, Bruce Lewis
APPEARANCES AGAINST:

CAL. NO. 185-94-S
MAP NO. 7-G
MINUTES OF MEETING
 August 19, 1994

PREMISES AFFECTED— 3123 N. Ashland Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Goldstar Jewelers & Collateral Co., for Digna Estrada & Flora Cuevas, owner, on May 18, 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 2½-story brick and frame store and apartment building, in a B5-2 General Service District, on premises at 3123 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 18, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1994 after due notice thereof by publication in the Chicago Sun-Times on June 27, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is improved with a 2½-story brick store and apartment building formerly occupied by a beauty shop; that the applicant proposes to establish a pawn shop in conjunction with a retail jewelry and electronics store at the subject site; that the proposed use is necessary for the public convenience at this location to fulfill a need for this type of credit service facility in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility which, as a highly regulated business, is regularly reviewed by the City of Chicago as to its operations so as to insure compliance with all applicable ordinances and regulations; that the proposed use with limitations on signage 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

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

MINUTES OF MEETING

August 19, 1994

Cal. No. 185-94-S

Zoning Administrator is authorized to permit the establishment of a pawn shop in conjunction with a retail jewelry and electronics store in a 2½-story brick and frame store and apartment building, on premises at 3123 N. Ashland Avenue, upon condition that there shall be no flashing or blinking signage in the inside window area or on the outside of the subject building; that there shall be no signage of any kind depicting the subject business on the outside building walls of the subject building; that the applicant may display the National Pawnbrokers Association logo decal in the store window; that there shall be no exterior accordian-type security gates; that there shall be no public pay phones outside of the subject premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ravenswood Disposal Service, Inc.

CAL. NO. 60-94-S

APPEARANCES FOR:

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1994

PREMISES AFFECTED—

Area bounded by W. Fulton St., N. Talman Ave., W. Lake St., and N. Washtenaw Ave., known as 200-70 N. Talman Ave.

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to March 17, 1995.

Order of the Board:
That the Board's rule under Article VI, §3, is hereby extended pending a decision in this matter.

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

August 19, 1994

Cal. No. 1-94-Z

Gary I. Wigoda, for Gladstone-Norwood Trust 1202, owner, presented a written request for an extension of time in which to obtain necessary permits for the erection of a 2-story 7-dwelling unit townhouse building, with no front and rear yards instead of 15 feet and 30 feet respectively, on premises at 1754 W. Melrose Street, granted by the Zoning Board of Appeals on January 21, 1994 in Cal. No. 1-94-Z.

Mr. Wigoda stated that due to financing problems and problems with the existing condition of the property, there has been a delay in completing plans for the work to take place in the erection of the aforesaid townhouse building.

Chairman Spingola moved that the request be granted and the time extended to January 21, 1995 in order to obtain necessary permits. The motion prevailed by yeas as nays as follows:

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

MINUTES OF MEETING

August 19, 1994

Cal. No. 29-94-Z

Gary I. Wigoda, for Chicago Community Kolliel, owner, filed a written request for an extension of time in which to complete plans for the erection of a 1-story institutional building for religious studies (similar to a college) with no north side transitional yard instead of a 15' x 20' required yard and no transitional front yard instead of a 15' x 20' required yard, when abutting a residential district, on premises at 6505 N. California Avenue, granted by the Zoning Board of Appeals on February 18, 1994 in Cal. No. 29-94-Z.

Mr. Wigoda stated that the subject property was severely damaged due to vandalizing just prior to the Zoning Board hearing and this has created delays in completing plans for the work to take place on the property, approved by the Board.

Chairman Spingola moved that the request for an extension of time be granted and the time extended to February 18, 1995 in order to complete plans and obtain necessary permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
August 19, 1994

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 16, 1994.

Marianne Reetz
Secretary

September