

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, February 19, 1993

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

The following members were present and constituted a quorum:

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

MINUTES OF MEETING
February 19, 1993

Member Moore moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 15, 1993 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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: Rogaciano Aviles
 APPEARANCES FOR: Maria Aviles
 APPEARANCES AGAINST:

CAL. NO. 23-93-Z
 MAP NO. 4-G
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 1857 S. Loomis Street

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
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rogaciano Aviles, owner, on December 8, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story enclosed porch to the rear of a frame 2-story 2-dwelling unit building on the rear of the lot additionally improved with a brick 2-story 4-dwelling unit building, with no rear yard instead of 30 feet, on premises at 1857 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1992, 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, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on January 25, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 2-story brick 2 dwelling unit building on the rear of the lot which is additionally improved with a 2-story 4 dwelling unit building on the front of the lot; that the said 2-story enclosed porch to the rear of the existing 2-story building on the rear of the lot is practically completed; 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 2-story enclosed porch on the rear building is necessary to replace an older open and deteriorated porch; that the plight of the owner is due to unique circumstances in that the said enclosed rear porch is necessary to provide a safe means of rear egress from the building and that the applicant now seeks to legalize the construction work which was begun without necessary building permits; that the said enclosed 2-story rear porch is compatible with existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

February 19, 1993

Cal. No. 23-93-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 approved and the Zoning Administrator is authorized to permit the erection of a 2-story enclosed porch to the rear of a frame 2-story 2-dwelling unit building on the rear of the lot additionally improved with a brick 2-story 4-dwelling unit building, with no rear yard instead of 30 feet, on premises at 1857 S. Loomis 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: Budimir Radojcic
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 24-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 1242 W. Oakdale 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, Budimir Radojcic, for American National Bank, Tr. #11-628-203, owner, on December 30, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story 7.75' x 20.67' addition to the rear of a 3½-story brick and frame 3-dwelling unit building, whose east side yard will be 3.31' and whose west side yard will be 1.02' instead of side yards of 6 feet each and which addition will result in a 15% (480 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1242 W. Oakdale Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 21, 1992, 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. §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on January 25, 1993; 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 3½-story frame 3-dwelling unit building which has sustained heavy fire damage; that on October 30, 1985, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to erect a 3-story 7.75' x 20.67' addition to the rear of the existing building which will result in a 15% (480 sq. ft.) increase in the amount of floor area existing in the building prior to the effective date 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

MINUTES OF MEETING

February 19, 1993

Cal. No. 24-93-Z

the conditions allowed by the regulations in this district in that the variations requested are necessary to bring the three dwelling units back into acceptable rental condition; that the plight of the owner is due to unique circumstances in that without the variations requested the three dwelling units in the subject building would not be suitable as livable dwelling units; that the proposed use will be compatible with other multi-dwelling unit residential improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 7.75' x 20.67' addition to the rear of a 3½-story brick and frame 3-dwelling unit building, whose east side yard will be 3.31' and whose west side yard will be 1.02' instead of side yards of 6 feet each and which addition will result in a 15% (480 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1242 W. Oakdale 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: Frances & Edward McCormick Blair
 APPEARANCES FOR: William S. Singer
 APPEARANCES AGAINST:

CAL. NO. 25-93-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 636 W. Willow Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Frances & Edward McCormick Blair, owners, on January 13, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family dwelling, with no front or rear yard instead of 11.88 feet and 30 feet respectively, on premises at 636 W. Willow Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 6, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on January 25, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an 89' x 99' reversed corner lot presently improved with an unoccupied 2-story frame store and apartment building; that the applicants propose to demolish the existing building and erect a 2-story 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 front and rear yard variations requested are necessary to erect the 2-story single-family dwelling as designed; that the plight of the owners is due to the shallow depth of the subject site reversed corner lot which necessitates encroachment into the front and rear yards; that the proposed single-family dwelling will be compatible with existing residential improvements in the area, many of which do not comply with the front and rear yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred

MINUTES OF MEETING

February 19, 1993

Cal. No. 25-93-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 2-story single-family dwelling, with no front or rear yard instead of 11.88 feet and 30 feet respectively, on premises at 636 W. Willow 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: Embassy Suites, Inc.

CAL. NO. 26-93-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 600 N. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 16, 1993.

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: Ameritech Mobile Communications, Inc.
 APPEARANCES FOR: John Riley
 APPEARANCES AGAINST:

CAL. NO. 27-93-S
 MAP NO. 11-J
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 3215 W. Lawrence 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 Communications, Inc, for Chicago Storage Network, owner, on January 4, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of cellular antennas on the walls of two penthouses on the roof of a 6-story brick building and cellular telephone switching equipment on the 5th floor for use by a cellular telephone service business, in a B3-2 General Retail District, on premises at 3215 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1992, 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, §8.3-3, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on January 25, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 6-story brick storage building containing retail stores on the ground floor; that the applicant provides cellular mobile telephone service to the greater Chicago Metropolitan area; that cellular telephone systems are laid out on a grid pattern and the location of the component cells is critical for successful operation of the system; that the applicant proposes to install nine panel-style antennas on the walls of two elevator penthouses on the roof of the 6-story brick building on the subject site and cellular telephone switching equipment in a 17' x 20' room on the 5th floor of the 6-story building; that the proposed use is necessary for the public convenience at this location to allow the cell site to function as an integral unit in the system; that the public health, safety and welfare will be adequately protected in the proposed use which will be constructed, installed and operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antennas will not interfere with other public transmissions in the neighborhood; that the cellular telephone switching

MINUTES OF MEETING

February 19, 1993

Cal. No. 27-93-S

equipment facility is a self-monitored facility requiring customary maintenance once a month; that the proposed antennas will not extend above the existing roof line of the building on the site and 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 installation of nine cellular antennas on the walls of two penthouses on the roof of a 6-story brick building and cellular telephone switching equipment on the 5th floor for use by a cellular telephone service business, on premises at 3215 W. Lawrence Avenue, upon condition that the telephone switching equipment facility and the antennas shall be serviced and maintained in a manner to preclude any problems of interference with other public transmissions; that the proposed telephone switching equipment facility and antennas and the use thereof shall be constructed, installed and operated in compliance with the regulations of the Federal Communications Commission; 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: Isiah Ellis

CAL. NO. 28-93-S

APPEARANCES FOR:

MAP NO. 30-F

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1993

PREMISES AFFECTED— 225 W. 119th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 16, 1993.

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: Gospel Temple Church of God in Christ
 APPEARANCES FOR: Claudia M. Graham
 APPEARANCES AGAINST:

CAL. NO. 29-93-S
 MAP NO. 2-J
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 3857-59 W. Harrison 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, Gospel Temple Church of God in Christ, owner, on January 13, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 140-seat church building, in a C1-3 Restricted Commercial District, on premises at 3857-59 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 23, 1992, 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, §9.3-1, §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 February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on January 25, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with two 2-story store and apartment buildings; that the building at 3861-63 W. Harrison Street is currently occupied by the applicant church; that the applicant proposes to demolish the other existing building and to erect the proposed 140-seat church building and to renovate the building currently used by the applicant into a fellowship hall facility; that the proposed use is necessary for the public convenience at this location to continue to meet the needs of the church congregation, many of whom live in the immediate area; that the public health, safety and welfare will be adequately protected in the design, location and operation of proposed church which will comply with all applicable building regulations and which will provide adequate off-street parking as provided for in Calendar No. 30-93-S; that the proposed use will be compatible with the mixed commercial and 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

February 19, 1993

Cal. No. 29-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 140-seat church building, on premises at 3857-59 W. Harrison Street, upon condition that off-street parking shall be located at 3901 W. Harrison Street, as provided for in Calendar No. 30-93-S; that the parking area located at the rear of the building at 3861-63 W. Harrison Street shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some other 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 steel beam guard rail two feet high shall be erected on the south and west property lines, excepting the drive-way; that striping and lighting shall be provided; that ingress and egress shall be from S. Springfield Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; It shall be the responsibility of the applicant to improve and maintain the parking area on 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: Gospel Temple Church of God in Christ
 APPEARANCES FOR: Claudia M. Graham
 APPEARANCES AGAINST:

CAL. NO. 30-93-S
 MAP NO. 2-J
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 3901 W. Harrison 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, Gospel Temple Church of God in Christ, owner, on January 13, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-3 Restricted Commercial District, on premises at 3901 W. Harrison Street, to fulfill the parking requirement for a proposed 140-seat church at 3857-59 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 23, 1992, 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, §9.3-1, §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 February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on January 25, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is a vacant lot situated on the southwest corner of the intersection of W. Harrison Street and S. Springfield Avenue; that on February 19, 1993, the Board approved the a special use application filed by the applicant for the approval of the location and the erection of a 140-seat church building at 3857-59 W. Harrison Street, in Calendar No. 29-93-S; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid church building; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions and standards hereinafter set forth; that the proposed parking lot located directly west of and across S. Springfield Avenue from the proposed church building will be compatible with existing mixed commercial and 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

February 19, 1993

Cal. No. 30-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3901 W. Harrison Street, to fulfill the parking requirement for a proposed 140-seat church at 3857-59 W. Harrison Street, upon condition that no use shall be made of the site 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 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 steel beam guard rails, two feet high, shall be provided on the north, south and east property lines, excepting the driveways; that striping and lighting shall be provided; that ingress and egress shall be from S. Springfield Avenue; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: Soka Gakkai International-USA
 APPEARANCES FOR: Mark McCombs, Guy McClosley
 APPEARANCES AGAINST: Joseph M. Andelman, Emil G. Hirsch

CAL. NO. 31-93-A
 MAP NO. 4-E
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 1501 S. Wabash Avenue

SUBJECT— Application for the approval of a special use (amended to an 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, Soka Gakkai International-USA, for Ruth Comroe, owner, on January 6, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 3-story 1,000-seat church building, in a C3-5 Commercial-Manufacturing District, on premises at 1501 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 8, 1992, 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, §9.4-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 and that as a special use application was duly noticed in the Chicago Sun-Times on January 25, 1993; and

WHEREAS, the district maps show that the premises is located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, that on February 19, 1993, the applicant amended its application for a special use under the zoning ordinance, as stated herein, to an appeal from the decision of the Office of the Zoning Administrator to allow the establishment of a community center with accessory religious uses, in a proposed 3-story building, in a C3-5 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 subject site is an 87,024 sq. ft. parcel of land which was the former Chicago Coliseum site; that the applicant is a not-for-profit religious organization dedicated to the study of the Buddhism and its philosophy; that the applicant seeks to erect a 3-story building at the subject site which will contain an assembly area/auditorium of 1,000 seats; that the proposed facility will provide activities related to the study of Buddhism that testimony presented indicates that any worship services held by the applicant are held on a much more loosely defined schedule than that of a traditional type of church and are only held occasionally and only in conjunction with the workshop and study group activities; that adequate off-street parking for the 1,000-seat auditorium is provided on site; that the Board finds that the proposed use is a community center facility with accessory

MINUTES OF MEETING

February 19, 1993

Cal. No. 31-93-A

worship services held in conjunction with said study activities; that the community center is a permitted use in the subject site's C3-5 zoning; that no violation of the zoning ordinance exists nor is contemplated and that the applicant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a community center with religious services as an accessory use only in a proposed 3-story building, on premises at 1501 S. Wabash Avenue, upon condition that the subject site consists of less than two (2) acres, therefore not requiring a Planned Development ordinance pursuant to Section 11.11-1(c) of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Archie Humbert

CAL. NO. 32-93-S

PEARANCES FOR:

MAP NO. 14-F

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1993

PREMISES AFFECTED— 6100-6258 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 21, 1993.

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: Karvasek Builders, Inc.

CAL. NO. 33-93-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1993

PREMISES AFFECTED— 4617 W. Division Street and 4621 W. North Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 16, 1993 upon
motion of the Board.

THE VOTE

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

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

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

APPLICANT: Scott Dishmon

CAL. NO. 34-93-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 167 N. Desplaines Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 21, 1993.

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: Vivian Miller
 APPEARANCES FOR: Vivian Miller
 APPEARANCES AGAINST:

CAL. NO. 35-93-A
 MAP NO. 14-F
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 5609 S. Emerald 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, Vivian Miller, owner, on December 22, 1993, 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 R3 General Residence District, on premises at 5609 S. Emerald Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 3, 1992, 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, §7.5-3. §11.18-1.:

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the evidence presented indicates that the building on the subject site has been occupied as 2 dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 2 dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the 2-story brick building on premises at 5609 S. Emerald Avenue, as 2 dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Aniela Cukier

CAL. NO. 36-93-A

PEARANCES FOR:

MAP NO. 7-J

PEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1993

PREMISES AFFECTED— 2915 N. Hamlin Avenue

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

ACTION OF BOARD—

Case continued to
April 16, 1993.

THE VOTE

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

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

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

APPLICANT: Camila Saucedo
PEARANCES FOR: Arnaldo Saucedo
APPEARANCES AGAINST:

CAL. NO. 37-93-A
MAP NO. 6-J
MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 3050 S. Millard 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, Camila Saucedo, owner, on January 6, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1-story brick building as 3-dwelling units, in an R3 General Residence District, on premises at 3050 S. Millard Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 22, 1992, 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, §7.5-3, §7.12-1, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the evidence presented indicates that the building on the subject site has been occupied as 3 dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 3 dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 1-story brick building on premises at 3050 S. Millard Avenue, as 3 dwelling units, provided the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: AMADEUS
 APPEARANCES FOR: Philip L. Mandell, Branko Zuric
 APPEARANCES AGAINST:

CAL. NO. 38-93-A
 MAP NO. 5-H
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 1640 N. Damen 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, AMADEUS, for Goya Camel Del Solar, owner, on January 5, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a music and dance license for an existing tavern in a 3-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 1640 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-1, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District in a 3-story brick building occupied by an existing tavern on the first floor; that the subject tavern operates 6 nights a week from 6 P.M. to 2 A.M. and contains a dance floor area of approximately 20' x 20'; that the applicant proposes to provide music and dancing for private groups approximately 2 nights a week from 9 P.M. to 2 A.M.; that licensing requirements have caused the case to be filed; that music and dancing activities subordinate to and in conjunction with the existing tavern operation may be considered an accessory use to the principal tavern use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a music and dance license, as an accessory use only, for an existing tavern in a 3-story brick building, on premises at 1640 N. Damen Avenue, upon condition that the aforesaid music and dancing shall be limited to two nights of the week, from 9 P.M. to 2 A.M.; 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: Musa P. Tadros

CAL. NO. 39-93-A

APPEARANCES FOR:

MAP NO. 10-F

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1993

PREMISES AFFECTED— 4501 S. Union Avenue

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

ACTION OF BOARD—

Case continued to
March 19, 1993.

THE VOTE

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

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

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

APPLICANT: Gary Herbert
 APPEARANCES FOR: Paul A. Kolpak, Gary Herbert
 APPEARANCES AGAINST:

CAL. NO. 300-92-A
 MAP NO. 11-J
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 3243 W. Lawrence 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
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gary Herbert, for Kwang Y. Lee, owner, on November 6, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a resale shop in a 3-story brick building, in a B3-2 General Retail District, on premises at 3243 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 1992, 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, §8.3-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 3-story brick commercial building; that the appellant proposes to sell used clothing and clothing-related items at the subject site, which items are donated to the Urban Christian Ministries, Inc. to assist in its church outreach ministries that the merchandise to be sold at the premises is similar to items sold at haberdasheries and clothing stores which are permitted uses under the B3-2 zoning classification; that the merchandise is sold directly to the ultimate consumer as in a haberdashery store; 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 establishment of a resale shop in a 3-story brick building, on premises at 3243 W. Lawrence Avenue, upon condition that the resale shall be limited to that of used clothing and clothing-related items; 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: Stanley Stawski, by William F. Marutsky

CAL. NO. 301-92-A

PEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1993

PREMISES AFFECTED— 1521 W. Haddon 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, Stanley Stawski, by William F. Marutsky, for Stanley Stawski, owner, on October 28, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to issue a business license to operate an office and warehouse facility in a 1, 3 and 4-story brick building, in an R4 General Residence District, on premises at 1521 W. Haddon Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 27, 1992, 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, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 1, 3 and 4-story brick commercial building; that the appellant is seeking a business license to operate an office and liquor and spirits warehouse building at the site; that on March 1, 1948 the subject site was rezoned by the City Council from Manufacturing to Commercial zoning; that the subject site was previously occupied by a newspaper printing plant, at which time the subject zoning was Commercial; that the change of use from a newspaper printing plant to an office and warehouse facility is a proper change 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 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 issuance of a business license to operate an office and warehouse facility in a 1, 3 and 4-story brick building, on premises at 1521 W. Haddon 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: Elizabeth Nazarian
 APPEARANCES FOR: Elizabeth and Iszchan Nazarian
 APPEARANCES AGAINST:

CAL. NO. 304-92-A
 MAP NO. 7-J
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 3037 N. Milwaukee Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Elizabeth Nazarian, for Iszchan and Elizabeth Nazarian, owners, on November 12, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a 3-story brick store and 2-dwelling unit building to a store and 10 lodging rooms, whose lot area is only 3,125 sq. ft. instead of 4,500 sq. ft. required and with off-street parking for only 2 automobiles instead of 3 required, in a B5-2 General Service District, on premises at 3037 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1992, 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, §8.3-5A(1), §8.11-1(15), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is improved with a 3-story brick store and 2 dwelling unit building; that the appellant seeks to convert the existing 2 dwelling units into 10 lodging rooms; that under the zoning ordinance the lot area requirement is 450 sq. ft. of land for each lodging room; that a lot of at least 4,500 sq. ft. is required in this appeal; that the subject lot contains only 3,125 sq. ft.; that there is additionally, insufficient on-site parking space to accommodate 3 automobiles on the site, as required under the zoning ordinance; that under sections 8.3-5A(1) and 8.11-1(15) of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Joseph P. Mooney
 APPEARANCES FOR: John J. Pikarski, Jr., Joseph P. Mooney
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3713 N. Hermitage Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 281-92-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 December 16, 1992 and
 February 19, 1993

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Joseph P. Mooney, owner, on November 16, 1992, filed and subsequently amended an application for a variation of the zoning ordinance to permit in an R3 General Residence District, the erection of a 3rd floor dormer addition to the rear of an existing 2-story frame residential building whose north side yard will be zero feet instead of 6.6 feet, whose south side yard will be 3.05 feet instead of 6.6 feet, and which addition will result in a 12% (342 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance and which existing 2 dwelling units will be converted into one single-family dwelling, on premises at 3713 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 27, 1992, 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, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 16, 1992 and February 19, 1993, after due notice thereof by publication in the Chicago Sun-Times on December 3, 1992; 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 on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-1(1)"; that the applicant seeks to erect a 3rd floor dormer addition to the rear of the existing 2-story frame residential building which will result in a 12% or 342 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the applicant also proposes to convert the existing 2-dwelling units into one single-family dwelling; that the property in question cannot yield a reasonable

MINUTES OF MEETING

December 16, 1992 and
February 19, 1993
Cal. No. 281-92-Z

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 use is necessary to meet the living space requirements of the applicant; that the plight of the owner is due to the applicant's desire to provide a 3rd floor master bedroom and bath and to rebuild a rear stairs to access the 3rd floor dormer addition in the conversion of the 2 dwelling unit building to a single-family dwelling; that the proposed 3rd floor dormer addition will be compatible with existing residential improvements in the area and 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 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 3rd floor dormer addition to the rear of an existing 2-story frame residential building whose north side yard will be zero feet instead of 6.6 feet, whose south side yard will be 3.05 feet instead of 6.6 feet, and which addition will result in a 12% (342 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance and which existing 2 dwelling units will be converted into one single-family dwelling, on premises at 3713 N. Hermitage 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: John Stancil
 APPEARANCES FOR: John Stancil
 APPEARANCES AGAINST:

CAL. NO. 282-92-Z
 MAP NO. 24-H
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 9954 S. Prospect 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
	X	
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, John Stancil, owner, on October 19, 1992, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, an existing detached accessory garage measuring 22 feet in height on the rear of the lot rather than the allowed 15 feet height, with said added height to be used for storage only, on premises at 9954 S. Prospect Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1992, 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, §7.9-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 3, 1992; 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 improved with a 2-story with basement single-family residence on the front of the 60' x 210' sq. ft. lot additionally improved with a detached accessory garage at the rear with apron access onto W. 100th Street; that the said garage is improved with an unfinished addition on the top which raises the height of the garage structure to 22 feet high; 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 additional garage height is necessary to meet the storage needs of the applicant; that the plight of the owner is due to unique circumstances in that the additional garage height is necessary to provide the applicant with space for the accessory storage and his hobby, which use presently allows the applicant to park only one auto inside the existing garage; that the said 22 feet high garage, on this 12,600 sq. ft. lot, will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not substantially alter the essential character of the locality; it is therefore

MINUTES OF MEETING

February 19, 1993

Cal. No. 282-92-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 an existing detached accessory garage measuring 22 feet in height on the rear of the lot rather than the allowed 15 feet height, with said added height to be used for storage space only, on premises at 9954 S. Prospect Avenue, upon condition that no kitchen facility shall be installed in the said storage space, nor shall it be used in any way as a dwelling unit; 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: Norman W. DePluzer
 APPEARANCES FOR: Norman W. DePluzer
 APPEARANCES AGAINST:

CAL. NO. 283-92-Z
 MAP NO. 19-H
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 7536 N. Winchester 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
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Norman W. DePluzer, for Kirk M. DePluzer, owner, on October 17, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the waiver of one of the required four parking spaces for an existing 4-dwelling unit building at the subject site, on premises at 7536 N. Winchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 1, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.12-4, §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 3, 1992; 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 32' x 150' lot improved with a 3-story with basement brick apartment building and a 3-car brick garage at the rear of the lot; that the applicant testified that a dwelling unit in the basement of the building was partially finished and being used as a dwelling unit when he acquired the premises; that building plans were subsequently submitted to the Department of Buildings and it was determined that there was sufficient lot area for a 4th dwelling unit on the property making it a legal dwelling unit but that there was insufficient space for 4 required parking spaces; hence necessitating the variation requested; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible for the applicant to demolish the existing 50 to 60 year old brick garage in order to obtain very little additional space on the lot for a 4th parking space; that the plight of the owner is due to the existing width of the lot which will not allow an additional 4th parking space in the existing 3-car garage; that the subject site is located in a medium density residential neighborhood and that the waiver of one off-street parking space will have little impact on parking in the area; and that the variation, if granted, will not alter the essential character of the

MINUTES OF MEETING

February 19, 1993

Cal. No. 283-92-Z

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 waiver of one of the required four parking spaces for an existing 4-dwelling unit building at the subject site, on premises at 7536 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: Chicago Transit Authority
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL. NO. 295-92-Z
 MAP NO. 1-G
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 120 N. Racine 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
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, owner, on November 5, 1992, filed an application for a variation of the zoning ordinance to permit, in a C3-3 Commercial-Manufacturing District, the erection of a 3-story brick office building with off-street parking for 166 instead of 179 automobiles, on premises at 120 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1992, 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, §9.11-2(1), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 5, 1992; and

WHEREAS, the district maps show that the premises is located in a C3-3 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 C3-3 Commercial-Manufacturing District; that the subject site is 74,542 sq. ft. vacant lot which was the site of a former C.T.A. garage; that the applicant proposes to erect a 3-story brick office building which will contain transportation service personnel, general offices, record storage and a new state-of-the-art control center; that the applicant seeks to provide off-street parking for 166 automobiles in lieu of the 179 spaces 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 this district in that the variation requested is necessary due to insufficient space on the subject lot for the parking of 179 automobiles; that the plight of the owner is due to unique circumstances in that the size and shape of the proposed office building was determined by programmed space requirements which necessitates a reduction in the required number of off-street parking spaces in order to erect the proposed building as designed; that the applicant has filed companion special uses applications 296-92-S, 297-92-S and 298-92-S for the establishment of off-site parking lots at 105 N. Racine Avenue, 115 N. Racine Avenue and 133 N. Racine Avenue, respectively, to fulfill the parking requirements for the aforesaid office building; and that with a

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MINUTES OF MEETING

February 15, 1993

Cal. No. 295-92-Z

combination of on-site parking and the three aforesaid off-site accessory parking lots, the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story brick office building with off-street parking for 166 instead of 179 automobiles, on premises at 120 N. Racine Avenue, upon condition that off-site accessory parking lots shall be located at 105 N. Racine Avenue, 115 N. Racine Avenue and 133 N. Racine Avenue as provided for in Calendar Numbers 296-92-S, 297-92-S and 298-92-S, respectively; that the 61-space parking area abutting the subject office building to the south shall be improved with a compacted macadam base, not less than 4 inches thick, and 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 steel beam guard rails, two feet high shall be provided on the periphery of the parking area, excepting the driveway; that striping and lighting shall be provided; that ingress and egress shall be from N. Racine Avenue; that the driveway shall be improved in accordance with applicable ordinances; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the 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: Chicago Transit Authority
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL. NO. 296-92-S
 MAP NO. 1-G
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 105 N. Racine Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, owner, on November 5, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 22 private passenger automobiles, in a C3-3 Commercial-Manufacturing District, on premises at 105 N. Racine Avenue, to partially satisfy the parking requirements for a proposed 3-story brick office building at 120 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1(6), §11.7-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 5, 1992; and

WHEREAS, the district maps show that the premises is located in a C3-3 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 C3-3 Commercial-Manufacturing District; that subject site is a 10,034 sq. ft. parcel of land presently improved with an auto repair garage; that on February 19, 1993, the Board granted the applicant's variation application permitting the erection of a 3-story brick office building with off-street parking for 166 instead of 179 automobiles, on premises at 120 N. Racine Avenue in Calendar No. 295-92-Z; that the applicant proposes to establish an off-site accessory parking lot for parking of 22 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to partially satisfy the parking requirements for the aforesaid 3-story brick office building at 120 N. Racine Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot 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
February 19, 1993
Cal. No. 296-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of 22 private passenger automobiles, on premises at 105 N. Racine Avenue, to partially satisfy the parking requirements for a proposed 3-story brick office building at 120 N. Racine Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be erected on the north, south and west lot lines, excepting the driveway; that striping and lighting shall be provided; that ingress and egress shall be from N. Racine Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the north shall not be used for ingress nor for egress; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Chicago Transit Authority
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL. NO. 297-92-S
 MAP NO. 1-G
 MINUTES OF MEETING
 February 19, 1993

PREMISES AFFECTED— 115 N. Racine 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, Chicago Transit Authority, owner, on November 5, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 51 private passenger automobiles, in a C3-3 Commercial-Manufacturing District, on premises at 115 N. Racine Avenue, to partially satisfy the parking requirements for a proposed 3-story brick office building at 120 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1(6), §11.7-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 5, 1992; and

WHEREAS, the district maps show that the premises is located in a C3-3 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 subject site is a 15,848 sq. ft. vacant lot; that on February 19, 1993, the Board granted the applicant's variation application permitting the erection of a 3-story brick office building with off-street parking for 166 instead of 179 automobiles, on premises at 120 N. Racine Avenue, in Calendar No. 295-92-Z; that the applicant proposes to establish an off-site accessory parking lot for the parking of 51 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to partially satisfy the parking requirements for the aforesaid 3-story brick office building at 120 N. Racine Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot 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

February 19, 1993

Cal. No. 297-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of 51 private passenger automobiles, on premises at 115 N. Racine Avenue, to partially satisfy the parking requirements for a proposed 3-story brick office building at 120 N. Racine Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 steel beam guard rails, two feet high, shall be erected on the periphery of the lot, excepting the driveway; that striping and lighting shall be provided; that ingress and egress shall be from N. Racine Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that public alleys abutting the site to the north, east and south shall not be used for ingress nor for egress; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Chicago Transit Authority
 APPEARANCES FOR: Langdon D. Neal
 APPEARANCES AGAINST:

CAL. NO. 298-92-S
 MAP NO. 1-G
 MINUTES OF MEETING
 February 19, 1992

PREMISES AFFECTED— 133 N. Racine Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, owner, on November 5, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of 32 private passenger automobiles, in a C3-3 Commercial-Manufacturing District, on premises at 133 N. Racine Avenue to partially satisfy the parking requirements for a proposed 3-story brick office building at 120 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 24, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1(6), §11.7-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 5, 1992; and

WHEREAS, the district maps show that the premises is located in a C3-3 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 subject site is a 9,802 sq. ft. vacant lot; that on February 19, 1993, the Board granted the applicant's variation application permitting the erection of a 3-story brick office building with off-street parking for 166 instead of 179 automobiles, on premises at 120 N. Racine Avenue, in Calendar No. 295-92-Z; that the applicant proposes to establish an off-site accessory parking lot for the parking of 32 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to partially satisfy the parking requirements for the aforesaid 3-story brick office building at 120 N. Racine Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot 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

MINUTES OF MEETING
February 19, 1993
Cal. No. 298-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of 32 private passenger automobiles, on premises at 133 N. Racine Avenue, to partially satisfy the parking requirements for a proposed 3-story brick office building at 120 N. Racine Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon 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 steel beam guard rails, two feet high, shall be erected on the north, south and west lot lines, excepting the driveway; that striping and lighting shall be provided; that ingress and egress shall be from N. Racine Avenue; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Matthew Jaffee

CAL. NO. 292-92-Z

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 3918 N. Greenview 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, Matthew Jaffee, owner, on November 13, 1992, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 6-dwelling unit building with garages for 12 automobiles at the lower level, whose front yard will be 7'6" instead of 15' and whose rear yard will be 15' instead of 30', on premises at 3918 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 20, 1992, 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, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 5, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on November 27, 1991 the City Council rezoned the subject site from R4 to R5 General Residence; that the subject site is a 25' x 164.5' vacant lot which is bordered by public alleys on the west and south sides and N. Greenview Avenue on the east side and residential improvements on the north side; that the applicant seeks to erect a 4-story 6 condominium dwelling unit building will enclosed garage parking for 12 automobiles on 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 front and rear yard variations requested are necessary to allow construction of the 4-story 6 dwelling unit building with enclosed garage parking as designed; that the plight of the owner is due to unique circumstances in that the 6 condominium dwelling unit building requires greater encroachment into the required front and rear yards that would a yard conforming multi-unit apartment building; that the variations, if granted, will be compatible with existing improvements in the block and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

February 19, 1992

Cal. No. 292-92-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story 6-dwelling unit building, with garages for 12 automobiles at the lower level, whose front yard will be 7'6" instead of 15' and whose rear yard will be 15' instead of 30', on premises at 3918 N. Greenview Avenue, upon condition that an area for refuse collection receptacles shall be provided at the northwest corner of the subject site property; 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: Matthew Jaffee

CAL. NO. 293-92-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 3918 N. Greenview 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, Matthew Jaffee, owner, on November 13, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of off-site accessory parking in the lower level garage in a proposed 4-story 6-dwelling unit residential building, in an R5 General Residence District, to satisfy the parking requirement of 4 additional spaces for 2 rehabilitated structures at 3920 N. Greenview Avenue which now have only 2 on-site parking spaces for the existing 6 units, on premises at 3918 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 20, 1992, 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, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 5, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on November 27, 1991, the City Council rezoned the subject site from R4 to R5 General Residence; that on February 19, 1993, the Zoning Board of Appeals granted a variation permitting the erection of a 4-story 6-dwelling unit building with garages for 12 automobiles at the lower level, whose front yard will be 7'6" instead of 15' and whose rear yard will be 15' instead of 30', at the subject site; that the applicant is seeking a special use to allow 4 parking spaces of the 12 parking spaces in the aforesaid 6-dwelling unit building as off-site accessory parking to fulfill the parking requirements for 2 rehabilitated structures at 3920 N. Greenview Avenue which now have only 2 on-site parking spaces for the existing 6 dwelling units which are presently owned by the applicant; that the proposed use is necessary at the subject site to fulfill the parking requirement for the 6 dwelling units in the two residential structures at 3920 N. Greenview Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; and that the proposed use will help alleviate parking congestion in the

MINUTES OF MEETING

February 19, 1993

Cal. No. 293-92-S

neighborhood 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 off-site accessory parking in the lower level garage in a proposed 4-story 6-dwelling unit residential building, on premises at 3918 N. Greenview Avenue, to satisfy the parking requirement of 4 additional spaces for 2 rehabilitated structures at 3920 N. Greenview Avenue which now have only 2 on-site parking spaces for the existing 6 units, on premises at 3918 N. Greenview Avenue, upon condition that a restrictive Covenant shall be recorded with the Recorder of Deeds of Cook County, Illinois limiting the use of 4 parking spaces at 3918 N. Greenview Avenue as off-site accessory parking to fulfill the parking requirement for the 6 dwelling units in the two structures at 3920 N. Greenview Avenue; and that the Zoning Administrator shall not issue a permit for the establishment of the aforesaid parking spaces until the aforesaid restrictive Covenant has been duly recorded with the Recorder of Deeds of Cook County, Illinois; and be it further

RESOLVED, that the aforesaid 4 parking spaces shall be maintained in conformance with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: His Word to All Nations Full Gospel Church of Chicago, by
APPEARANCES FOR: Virginia Kantor
APPEARANCES AGAINST:

CAL. NO. 140-92-S
MAP NO. 8-H
MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 1616 W. Pershing Road
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon
motion by 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: Interventions
APPEARANCES FOR: James M. Kane
APPEARANCES AGAINST: Mary Anne Smith, et al.

CAL. NO. 12-93-S
MAP NO. 5-G
MINUTES OF MEETING
February 19, 1993

PREMISES AFFECTED— 2043 N. Sheffield Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
March 19, 1993.

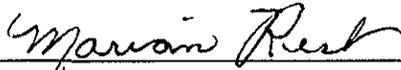
Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

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

MINUTES OF MEETING
February 19, 1993

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on March 19, 1993.


Secretary

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