

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 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

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Member McCabe-Miele moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 19, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Marillac Social Center, by Boyer/Hoppe & Associates
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST: Janet Heard, et al.

CAL. NO. 40-93-Z
 MAP NO. 2-I
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 200 S. Francisco 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, Marillac Social Scenter, by Boyer/Hoppe & Associates, for Marillac Social Center, owner, on January 20, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of an L-shaped 2 and 3-story day care center building, with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 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, §7.3-5, §7.7-5, §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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 51,567 sq. ft. unimproved L-shaped lot located on the northwest corner of W. Jackson Boulevard and S. Francisco Avenue; that on April 2, 1992 the City Council rezoned the site from R4 General Residence to R5 General Residence specifically for the proposed development; that the applicant is a social serivce organization and has been located at 2822 W. Jackson Boulevard since 1947; that the applicant seeks to erect the proposed L-shaped 2 and 3-story building in order to provide greater services in the community including a day care center on the first floor of the proposed building and a full regulation-size gymnasium; 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 in order to provide necessary space for the regulation-size gymnasium and a truck loading dock area at the rear of the proposed building; that the plight of the owner is due to the L-shaped configuration of the subject site which necessitates the front and rear yard variations requested in order to erect the proposed building as designed; that the proposed 2 and 3-story building will not impair an adequate

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supply of light and air to adjacent properties and will be compatible with existing residential improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an L-shaped 2 and 3-story day care center building, with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue, upon condition that off-street parking lots shall be established at 2857-59 W. Jackson Boulevard, 2907 W. Jackson Boulevard, 2911 W. Jackson Boulevard and 2935 W. Jackson Boulevard, as provided for in companion special use applications 42-93-S, 43-93-S, 44-93-S and 45-93-S, respectively, for a total of 27 off-street parking spaces; 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: Marillac Social Center, by Boyer/Hoppe & Associates
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST: Janet Heard, et al.

CAL. NO. 41-93-S
 MAP NO. 2-I
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 2925 W. Adams Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Marillac Social Center, by Boyer/Hoppe & Associates, for Marillac Social Center, owner, on January 20, 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 5 private passenger automobiles, in an R4 General Residence District, on premises at 2925 W. Adams Street, to fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 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, §7.3-4(1), §7.4-4(5), §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25' x 125' vacant lot situated between two residential buildings built to their side lot lines; that on March 19, 1993, the Board granted a variation to the applicant permitting the erection of an L-shaped 2 and 3-story day care center building with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue, in Calendar No. 40-93-Z; that the applicant is seeking to establish an off-site accessory parking lot at the subject site to partially fulfill the parking requirement for the aforesaid day care center building; that no evidence was presented to indicate that a parking lot for 5 automobiles is necessary for the public convenience at this location; that the public health, safety and welfare will not be adequately protected in the establishment of a parking lot with noise, exhaust fumes and headlight glare having the potential of being hazardous and a nuisance to the residents of the buildings directly abutting to the east and west of the subject site; that the establishment of a

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parking lot for 5 automobiles at the site is not compatible with existing residential improvements in this block and will cause a negative impact on the value of other residential properties in the neighborhood; it is therefore

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

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

APPLICANT: Marillac Social Center, by Boyer/Hoppe & Associates
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST: Janet Heard, et al.
 PREMISES AFFECTED— 2857-59 W. Jackson Boulevard
 SUBJECT— Application for the approval of a special use.

CAL. NO. 42-93-S
 MAP NO. 2-I
 MINUTES OF MEETING
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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, Marillac Social Center, by Boyer/Hoppe & Associates, for Marillac Social Center, owner, on January 20, 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 12 private passenger automobiles, in an R4 General Residence District, on premises at 2857-59 W. Jackson Boulevard, to fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 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, §7.3-4(1), §7.4-4(6), §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 43.56' x 125' vacant lot located at the southeast corner of the intersection of W. Jackson Boulevard and S. Francisco Avenue; that on March 19, 1993 the Board granted the applicant's variation request for the erection of an L-shaped 2 and 3-story day care center building, with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue, in Calendar No. 40-93-Z; that the applicant proposes to establish a parking lot for 12 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be an improvement of a currently vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 12 private passenger automobiles, on premises at 2857-59 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard beam guard rails, 2 feet high, shall be erected on the west, south and north lot lines, excepting the driveway; that a solid wood fence shall be erected on the east lot line to screen the parking lot from abutting property; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Jackson Boulevard; that the alley abutting the site to the 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 parking lot continuously in conformance with the provisions and standards hereby established under this order and under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Marillac Social Center, by Boyer/Hoppe & Associates.
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST: Janet Heard, et al..

CAL. NO. 43-93-S
 MAP NO. 2-I
 MINUTES OF MEETING
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PREMISES AFFECTED— 2907 S. Jackson Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marillac Social Center, by Boyer/Hoppe & Associates, for Marillac Social Center, owner, on January 20, 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 5 private passenger automobiles, in an R4 General Residence District, on premises at 2907 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 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, §7.3-4(1), §7.4-4(5), §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25' x 125' vacant lot located south across W. Jackson Boulevard from the principal use served; that on March 19, 1993, the Zoning Board granted the applicant's variation request for the erection of an L-shaped 2 and 3-story day care center building, with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue, in Calendar No. 40-93-Z; that the Board additionally approved the establishment of an off-site accessory parking lot for 12 private passenger automobiles at 2857-59 W. Jackson Boulevard, in Calendar No. 42-93-S, to partially fulfill the parking requirement for the aforesaid proposed day care center building; that the applicant proposes to establish an off-site accessory parking lot for 5 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience of the subject site to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved

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and operated under the conditions hereinafter set forth; that the proposed parking lot will be an improvement of a currently vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 5 private passenger automobiles, on premises at 2907 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions have been complied with: that the parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the steel beam guard rails shall be erected on the periphery of the lot, excepting the driveway; that the driveway shall be constructed in accordance with applicable ordinances; that ingress and egress shall be determined by the Bureau of Traffic, Construction Compliance; that lighting shall be provided; that striping shall be provided; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Marillac Social Center, by Boyer/Hoppe & Associates
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST:

CAL. NO. 44-93-S
 MAP NO. 2-I
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 2911 W. Jackson Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marillac Social Center, by Boyer/Hoppe & Associates, for Marillac Social Center, owner, on January 20, 1993, filed an application for the approval of the location and the establishment of an off-site accessory parking lot for 5 private passenger automobiles, in an R4 General Residence District, on premises at 2911 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 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, §7.3-4(1), §7.4-4(5), §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25' x 125' vacant lot located south across W. Jackson Boulevard from the principal use served; that on March 19, 1993 the Board granted the applicant's variation request permitting the erection of an L-shaped 2 and 3-story day care center building, with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue, in Calendar No. 40-93-Z and special use applications for accessory off-site parking lots for 12 and 5 automobiles at 2857-59 W. Jackson Boulevard and 2907 W. Jackson Boulevard, in Calendar Nos. 42-93-S and 43-93-S respectively, to partially fulfill the parking requirement for the aforesaid proposed day care center building; that the applicant proposes to establish an off-site accessory parking lot for 5 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue; that the public health, safety and welfare will be adequately protected in the design, location and

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operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be an improvement of a currently vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 5 private passenger automobiles, on premises at 2911 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails two feet high shall be erected on the south, east and north lot lines, excepting the driveway; that a solid wood fence shall be erected on the west lot line to screen the parking lot from abutting residential property; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be determined by the Bureau of Traffic, Construction Compliance and 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 until this order and under Section. 5.8-5 of the zoning ordinance.

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

APPLICANT: Marillac Social Center, by Boyer/Hoppe & Associates
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST: Janet Heard, et al.

CAL. NO. 45-93-S
 MAP NO. 2-I
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 2935 W. Jackson Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, Marillac Social Center, by Boyer/Hoppe & Associates, for Marillac Social Center, owner, on January 20, 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 5 private passenger automobiles, in an R4 General Residence District, on premises at 2935 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center building, on premises at 200 S. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 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, §7.3-4(1), §7.4-4(5), §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25' x 125' vacant lot located on the southwest corner of the intersection of S. Richmond Street and W. Jackson Boulevard; that the applicant proposes to establish an off-site accessory parking lot for 5 private passenger automobiles at the subject site; that on March 19, 1993 the Board granted the applicant's variation request for the erection of an L-shaped 2 and 3-story day care center building, with no east front yard and no west rear yard instead of 15 feet and 30 feet respectively, on premises at 200 S. Francisco Avenue, in Calendar No. 40-93-Z, and special use applications for off-site accessory parking lots for 12 automobiles at 2857-59 W. Jackson Boulevard in Calendar No. 42-93-S, for 5 automobiles at 2907 W. Jackson Boulevard in Calendar No. 43-93-S, for 5 automobiles at 2911 W. Jackson Boulevard, all of which to partially fulfill the parking requirement for the aforesaid day care center building at 200 S. Francisco Avenue; that the proposed use is necessary for the public convenience at the subject site location to fulfill the parking requirement for a proposed day care center building at 200 S. Francisco Avenue;

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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 maintained under the conditions hereinafter set forth; that the proposed parking lot is an improvement of a currently vacant lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 5 private passenger automobiles, on premises at 2935 W. Jackson Boulevard, to partially fulfill the parking requirement for a proposed day care center at 200 S. Francisco Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails 2 feet high shall be erected on east, north and south lot lines excepting the driveway; that a solid wood fence shall be erected on the west lot line to screen the facility from abutting residential property; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be determined by the Bureau of Traffic, Construction Compliance and 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 under Section. 5.8-5 of the zoning ordinance.

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

APPLICANT: Michael Messerle
 APPEARANCES FOR: Michael Messerle
 APPEARANCES AGAINST:

CAL. NO. 46-93-Z
 MAP NO. 26-H
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 10350 S. Longwood Drive

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Michael Messerle, owner, on February 4, 1993, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a 2-story addition to the north side of a 2-story brick and frame single-family dwelling, whose west rear yard will be 7 feet instead of 30 feet, on premises at 10350 S. Longwood Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 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, §7.9-1, §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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is an irregular 11,179 sq. ft. lot with no alley accesses; that the site is improved with a 2-story brick and frame single-family dwelling built approximately 1897; that access to S. Longwood Drive from the existing single-family dwelling is via a long 11 feet wide driveway located on the south property line; that the applicant proposes to demolish existing unsound additions and replace them with a new 2-story addition to the north side of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the rear yard variation requested is necessary to provide a new 2-story addition to meet the living space requirements of the applicant; that the plight of the owner is due to the configuration of the existing single-family dwelling on this non-typical lot which necessitates locating the proposed 2-story addition in the required rear yard; that the proposed 2-story addition replaces structurally unsound additions and will not impair an adequate supply of light and air to abutting properties; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 46-93-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 granted to permit the erection of a 2-story addition to the north side of a 2-story brick and frame single-family dwelling, whose west rear yard will be 7 feet instead of 30 feet, on premises at 10340 S. Longwood Drive, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael J. Morrissey

CAL. NO. 47-93-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 1948 N. Mohawk Street

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

ACTION OF BOARD—

THE VOTE

Application withdrawn upon
motion of applicant.

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

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

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

APPLICANT: Sonia D. Garcia
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:

CAL. NO. 48-93-Z
MAP NO. 15-I
MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 6211 N. Maplewood 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, Sonia D. Garcia, owner, on February 5, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition to a 1-story frame single-family dwelling, whose front yard will be 19.61', whose north side yard will be 3.03' and whose south side yard will be 5.56' instead of combined side yards of 9.9' and whose total floor area ratio will be approximately 0.62 instead of 0.50, on premises at 6211 N. Maplewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.6-2, §7.7-2, §7.8-2, §11.7-4(1), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site a 33' x 124.49' lot improved with a 1-story stucco single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide a 2nd story addition to meet the living space requirements of the applicant; that the plight of the owner is due to the applicant's need for additional bedrooms; that the proposed second story addition will follow existing building lines; and that the variations, if granted, will be compatible with existing 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

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition to a 1-story frame single-family dwelling, whose front yard will be 19.61' instead of 19.9', whose north side yard will be 3.03' and whose south side yard will be 5.56' instead of combined side yards of 9.9', and whose total floor area ratio will be approximately 0.62 instead of 0.50, on premises at 6122 N. Maplewood 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: Morton J. Serwinski
 APPEARANCES FOR: Cynthia Cacciatore
 APPEARANCES AGAINST:

CAL. NO. 49-92-Z
 MAP NO. 9-N
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 3911 N. Nordica 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, Morton J. Serwinski, owner, on February 8, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition and a rear 1-story 13.5' x 24' addition to a 1½-story brick and frame single-family dwelling, whose front yard will be 18.87' instead of 20', whose side yards will be 3' each instead of combined side yards of 9', and whose total floor area ratio will be approximately 0.63 instead of 0.50, on premises at 3911 N. Nordica Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 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, §7.6-2, §7.7-2, §7.8-2, §11.7-4(1), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 126.88' lot improved with a 1½-story brick and frame single-family dwelling; that the applicant proposes to erect a 2nd story addition and a rear 1-story 13.5' x 24' addition to an existing 1½-story brick and frame single-family dwelling at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additions necessary to meet living space requirements of the applicant and his family; that the plight of the owner is due to the need for additional bedroom space; that the proposed additions will follow existing building walls; and that the variations, if granted, will be compatible with existing residential improvements in the area, many of which have second stories, and will not alter the essential character of the locality; it is therefore

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Cal. No. 49-93-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 granted to permit the erection of a 2nd story addition and a rear 1-story 13.5' x 24' addition to a 1½-story brick and frame single-family dwelling, whose front yard will be 18.87' instead of 20', whose side yards will be 3' each instead of combined side yards of 9' and whose total floor area ratio will be approximately 0.63 instead of 0.50, on premises at 3911 N. Nordica 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: Paul M. Dillon, Jr.
 APPEARANCES FOR: Jacob Reiss
 APPEARANCES AGAINST:

CAL. NO. 50-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 1214 W. Nelson 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, Paul M. Dillon, Jr., owner, on February 8, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of 3rd story dormer additions to a 2½-story frame 2-dwelling unit building on the front of the lot additionally improved with a 1½-story frame coach house at the rear, whose front yard will be 13.95' instead of 15', whose east side yard will be 0.8' and whose west side yard will be 4' instead of side yards of 7' each, and which additions will result in a 15% (532 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1214 W. Nelson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 19, 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, §5.5-7, §7-3, §7.6-3, §8-3(2), §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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25.04' x 125' lot improved with a 2½-story frame 2-dwelling unit building on the front of the lot additionally improved with a 1½-story frame coach house residence at the rear of the lot; that the applicant proposes to duplex his second floor dwelling unit in the 2-story story 2-dwelling unit building on the front of the lot by erecting 3rd story dormer additions which will result in a 15% (532 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 3rd story dormer additions are necessary to provide additional living space for the applicant and his family; that the plight of the owner is due

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to the necessity of providing for additional bedrooms, dressing/bath area and storage space in the applicant's dwelling unit; that the existing ridge height of the building will not be altered; that the proposed dormer additions 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 3rd story dormer additions to a 2½-story frame 2-dwelling unit building on the front of the lot additionally improved with a 1½-story frame coach house at the rear, whose front yard will be 13.95' instead of 15', whose east side yard will be 0.8' and whose west side yard will be 4' instead of side yards of 7' each, and which additions will result in a 15% (532 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1214 W. Nelson 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: David Dubin & Wolverine Investment Comp
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 51-93-Z
 MAP NO. 1-I
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 551 N. Artesian 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, David Dubin & Wolverine Investment Company, owner, on February 2, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a U-shaped 3-story 12-dwelling unit building, with no front yard instead of 15 feet, whose south side yard will be 6 feet instead of 10 feet and whose rear yard will be 20 feet instead of 30 feet, on premises at 551 N. Artesian Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 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, §7.4-4(2), §7.7-5, §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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on December 15, 1992, the City Council rezoned the subject site from R3 General Residence to R5 General Residence specifically for the proposed residential development; that the applicant proposes to erect a U-shaped 3-story 12-dwelling unit building with on site parking at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to erect the 3-story 12-dwelling unit building as designed to make the project economically feasible; that the plight of the owner is due to the applicant's desire to provide an interior courtyard area and accessory off-site parking in two proposed 6-car garages on the rear 20 feet of the lot to serve an apartment building at 2401 W. Ohio Street, as requested in Calendar No. 52-93-S; that the proposed 3-story 12-dwelling unit building located on a corner lot will be compatible with existing residential improvements in the

MINUTES OF MEETING

March 19, 1993

Cal. No. 51-93-Z

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a U-shaped 3-story 12-dwelling unit building, with no front yard instead of 15 feet, whose south side yard will be 6 feet instead of 10 feet and whose rear yard will be 20 feet instead of 30 feet, on premises at 551 N. Artesian Avenue, upon condition that an area for garbage receptacles shall be provided at the rear of the site; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: David Dubin & Wolverine Investment Company

CAL. NO. 52-93-S

APPEARANCES FOR: Gary I. Wigoda

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 551 N. Artesian 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, David Dubin & Wolverine Investment Company, owner, on February 2, 1993, 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 two proposed 6-car garages on the rear 20 feet of a lot to be improved with a 12-dwelling unit building, in an R5 General Residence District, on premises at 551 N. Artesian Avenue, to serve an apartment building at 2401 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 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, §7.4-4(2), §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on March 19, 1993 the Board granted a variation to the applicant for the erection of a U-shaped 3-story 12-dwelling unit building, with no front yard instead of 15 feet, whose south side yard will be 6 feet instead of 10 feet and whose rear yard will be 20 feet instead of 30 feet, at the subject site; that the applicant is seeking special use approval for the establishment of off-site accessory parking in two proposed 6-car garages to be erected on the rear 20 feet of the subject property to be improved with the aforesaid 12-dwelling unit building, which parking to serve an apartment building at 2401 W. Ohio Street; that the existing building at 2401 W. Ohio Street contains 14 condominium dwelling units and 7 ground floor retail uses; that the proposed use is necessary for the public convenience at this location to provide non-required accessory parking to serve the aforesaid building at 2401 W. Ohio Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking which is located directly across the alley from the building served; that the proposed two 6-car garages will help in

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alleviating on-street parking congestion in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of off-site accessory parking in two proposed 6-car garages on the rear 20 feet of a lot to be improved with a 12-dwelling unit building, on premises at 551 N. Artesian Avenue, to serve an apartment building at 2401 W. Ohio 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: Mark and Linda Odegard
 APPEARANCES FOR: Mark and Linda Odegard
 APPEARANCES AGAINST:

CAL. NO. 53-93-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 3513 N. Marshfield 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, Mark and Linda Odegard, owner, on February 16, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3rd story 21.33' x 28.25' addition on the rear half of a brick 2-story and basement two dwelling unit building, with no north side yard and with a 3.67' south side yard instead of 7.6' each, and which addition will result in a 15% (602 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 3513 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 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, §7.8-3(2), §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25' x 125' lot improved with a 2-story and basement two dwelling unit building; that the applicants propose to erect a 3rd story 21.33' x 28.25' addition on the rear half of the existing two-dwelling unit building that will result in a 15% (602 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 property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to duplex the applicants' top floor dwelling unit to provide for additional living space; that the proposed addition will be constructed in conjunction with the replacement of a deteriorating back porch; that the plight of the owner is due to unique circumstances in that the applicants reside in the top floor dwelling unit and must build up in order to obtain the necessary additional space while retaining the rental income

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from the first floor dwelling unit; that the proposed addition will be located at the rear of the existing structure and will not be visible from the front of the building at street level; that the proposed addition will be compatible with existing improvements in the neighborhood; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3rd story 21.33' x 28.25' addition on the rear half of a brick 2-story and basement two dwelling unit building, with no north side yard and with a 3.67' south side yard instead of 7.6' each, and which addition will result in a 15% (602 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 3513 N. Marshfield 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: Twelve Gates MB Church, by Rev. James Owens
 APPEARANCES FOR: Rev. James Owens
 APPEARANCES AGAINST: Curley A. Johnson

CAL. NO. 54-93-Z
 MAP NO. 2-K
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 4606 W. Monroe Street

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

ACTION OF BOARD—

THE VOTE

Variations denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Twelve Gates MB Church, by Rev. James Owens, for Twelve Gates MB Church, owner, on February 11, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story with basement 192-seat church building, whose front yard will be 12.5 feet instead of 20 feet and whose side yards will be each 6 feet instead of 12 feet each, on premises at 4606 W. Monroe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 8, 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, §7.7-3, §7.8-3(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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 75' x 165.08' vacant lot on the northwest corner of the intersection of W. Monroe Street and S. Kenton Avenue; that the applicant proposes to erect a 1-story with basement 192-seat church building with on-site parking for 16 automobiles at the rear of the property; that no evidence was presented indicating that the applicant could not obtain a reasonable return on the property under the zoning ordinance regulations allowed in this district; that testimony from the property owner abutting the site at 4612 W. Monroe Street indicates that the proposed church building as designed is situated too close to his building to allow for normal maintenance and adequate light and air; that the granting of the variation would alter the essential character of the neighborhood; it is therefore

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

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

APPLICANT: Love and Unity Prayer Circle, by Janett Moore

CAL. NO. 55-93-S

PEARANCES FOR:

MAP NO. 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 1153 E. 82nd Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 18, 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: Leo Oliver Mohan
 APPEARANCES FOR: Mort Gordon
 APPEARANCES AGAINST:

CAL. NO. 56-93-S
 MAP NO. 15-K
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 6310-26 N. Pulaski Road
 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, Leo Oliver Mohan, for Federal Deposit Insurance Corporation, owner, on February 17, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the proposed construction of seven 2-story 2-dwelling unit buildings, in a B2-1 Restricted Retail District, on premises at 6310-26 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 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, §7.8-3(1), §8.3-2, §8.4-2(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is composed of seven 28.5' x 124.13' lots; that the applicant proposes to erect seven 2-story 2-dwelling unit buildings at the sites; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides adequate on-site parking spaces at the rear of the proposed buildings; and that the proposed development will be compatible with the residential character of the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below

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March 19, 1993
Cal. No. 56-93-S

the 2nd floor in the proposed construction of seven 2-story 2-dwelling unit buildings, on premises at 6310-26 N. Pulaski Road, upon condition that adequate space for garbage collection receptacles be provided at the rear of the proposed residential buildings; that street trees of 2½-inch caliper shall be installed at an interval of one tree for every 25 feet of frontage; 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: Leo Oliver Mohan
 APPEARANCES FOR: Mort Gordon
 APPEARANCES AGAINST:

CAL. NO. 57-93-Z
 MAP NO. 15-K
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 6310-26 N. Pulaski Road

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, Leo Oliver Mohan, for Federal Deposit Insurance Corporation, owner, on February 17, 1993, filed an application for a variation of the zoning ordinance to permit, in a B2-1 Restricted Retail District, the erection of seven 2-story 2-dwelling unit buildings on 28.5' x 124.13' lots, whose north side yards will be 2 feet and whose south side yards will be 2.5 feet instead of side yards of 5 feet each, on premises at 6310-26 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 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, §7.8-3(1), §8.3-2, §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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that on March 19, 1993, the Board approved the establishment of dwelling units below the 2nd floor in the proposed construction of seven 2-story 2-dwelling unit buildings at the subject site, in Calendar No. 56-93-S; that the subject site is composed of seven lots, each measuring 28.5' x 124.13'; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to erect the seven 2-dwelling unit buildings as designed to make the project economically feasible; that the plight of the owner is due to the narrow width of the subject lots and the desire to erect the more attractable wider building; that the proposed seven 2-story 2-dwelling unit buildings are compatible with the existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

March 19, 1993

Cal. No. 57-93-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 granted to permit the erection of seven 2-story 2-dwelling unit buildings on 28.5' x 124.13' lots, whose north side yards will be 2 feet and whose south side yards will be 2.5 feet each, on premises at 6310-26 N. Pulaski Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Travelers and Immigrants Aid

CAL. NO. 58-93-S

PEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 1628 W. Morse Avenue

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
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: Blaise Guzzo

CAL. NO. 59-93-S

APPEARANCES FOR:

MAP NO. 7-K

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 3111 N. Cicero Avenue

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: Cornelia J. Armsted
 APPEARANCES FOR: Roma Stewart, Cornelia J. Armsted
 APPEARANCES AGAINST:

CAL. NO. 60-93-A
 MAP NO. 10-E
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 500 E. 47th 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, Cornelia J. Armsted, owner, on February 2, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing tavern in a grocery and packaged liquor store in a 1-story brick building, in a B4-3 Restricted Service District, on premises at 500 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 2, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4, §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 March 19, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-3 Restricted Service District; that the subject site is improved with a 1-story brick building occupied by an existing grocery and packaged liquor store with a small tavern at the rear which is accessible only through the grocery store portion of the premises; that testimony presented indicates that the appellant purchased the subject property in 1976 and has operated the tavern continuously since that time; that licensing requirements have caused the case to be filed in that due to a change in license terminology the appellant was told by the City that she now needs a tavern license in addition to the packaged goods license she presently has; that on February 11, 1987 the City Council passed an amendment to the zoning ordinance requiring special use approval for taverns; that the appellant has operated the subject tavern since prior to that date and that pursuant to Section 5.10 of the zoning ordinance the existing tavern is an existing legal special use; that no violation of the zoning ordinance exists or is contemplated and the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing tavern in a grocery and packaged liquor store in a 1-story brick building as a legally existing special use, on premises at 500 E. 47th Street, upon condition that the certification is subject to all other applicable ordinances of the City of Chicago.

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

APPLICANT: Gary M. Sherman
 APPEARANCES FOR: Samuel T. Lawton, Jr.
 APPEARANCES AGAINST:

CAL. NO. 61-93-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 1933 N. Howe 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, Gary M. Sherman, owner, on January 29, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a 9' x 22' second story recreation room over a 1-story garage attached to a 2-story single family dwelling to be constructed at the site, which recreation room will be located at the rear 9' of the lot in the required 30 feet rear yard, on premises at 1933 N. Howe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 30, 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 March 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 1, 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 a 25' x 125' lot and is improved with the foundation and framing of a new single-family dwelling now under construction; that the applicant proposes to erect a 2-story single-family dwelling with a 9' x 22' second story recreation room over a 1-story garage which will be connected by a passageway to the principal structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed recreation room is necessary to provide the applicant with a private study and recreation area away from the main residential building; that the plight of the owner is due to the limited size of the lot which prohibits the location of the proposed recreation room except in the manner proposed; that the proposed recreation room will not impair an adequate supply of light and air to adjacent property; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

March 19, 1993

Cal. No. 61-93-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 granted to permit a 9' x 22' second story recreation room over a 1-story garage attached to a 2-story single-family dwelling to be construction at the site, which recreation room will be located at the rear 9' of the lot in the required 30 feet rear yard, on premises at 1933 N. Howe Street, upon condition that adequate space for garbage receptacles shall be provided at the rear of the lot; 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: Jose Jimenez

CAL. NO. 62-93-A

PEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 2244 W. Argyle Street

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

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
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: Ronald Worth, d/b/a Advance Metal Finishing
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 63-93-A
MAP NO. 8-H
MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 1735 W. 38th Street

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

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: Homer Chelemengos
 APPEARANCES FOR: Homer Chelemengos
 APPEARANCES AGAINST:

CAL. NO. 64-93-A
 MAP NO. 5-K
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 2021-23 N. Kildare 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, Homer Chelemengos, for Doerr Brothers, owner, on February 17, 1993 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a wholesale food license for an existing food dispensing business in a 1½-story brick building, in an R3 General Residence District, on premises at 2021-23 N. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 9, 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, §7.3-3, §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 March 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 proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame residence on the front of the lot and an attached 1½-story brick commercial building on the rear of the lot; that the owner of the site, Doerr Brothers, conducted a food catering business at the subject site for over 45 years; that the appellant subsequently purchased the business and continued operating it; that during the time when the business was owned by Doerr Brothers it had a valid food dispenser Class I license and that the appellant also has such license; that the Board approved the use of the subject 1½-story building as a wholesale catering business on June 8, 1953, in Calendar No. 267-53-A; that the appellant's present business operation consists of catering snacks, sandwiches, soda pop, etc. to local industries; that the appellant was notified by a city inspector that the nature of his business required a wholesale food license; that the appellant testified that there is very little wholesale activity in his current business operation; that the Board finds in this case that since the said business held a wholesale food license in the past; a wholesale food license should issue in this case with the condition that any wholesale food activity, if any, shall be

MINUTES OF MEETING
March 19, 1993
Cal. No. 64-93-A

minimal in volume and subordinate to the existing food dispensing operation; that no violation of the zoning ordinance exists nor is contemplated and that the applicant 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 the Zoning Administrator is authorized to permit a wholesale food license for an existing food dispensing business in a 1½-story brick building, on premises at 2021-23 N. Kildare Avenue, upon condition that wholesaling of food, if any, shall be minimal in volume and subordinate to the existing food dispensing business operation; 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: Miguel Hernandez
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 65-93-A
MAP NO. 14-J
MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 5527 S. Trumbull Avenue

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Elijah Maggette, Sr.

CAL. NO. 66-93-A

APPEARANCES FOR:

MAP NO. 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 7522 S. Langley Avenue

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

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
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: Ramiro Martinez
 APPEARANCES FOR: Cruz Rodriguez, Ramiro Martinez
 APPEARANCES AGAINST:

CAL. NO. 67-93-A
 MAP NO. 6-J
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 2316 S. Trumbull 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, Ramiro Martinez, owner, on February 17, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a recently constructed 20' x 39' (780 sq. ft.) garage on the rear of a lot improved additionally with a 2-story brick apartment building due to said garage exceeding the maximum 480 sq. ft. permitted for a detached accessory building, in an R4 General Residence District, on premises at 2316 S. Trumbull Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 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, §5.6-2, §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 March 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 said use is located in an R4 General Residence District; that the subject site is improved with a 2-story brick apartment building on the front of the lot and a large garage with a 2-car overhead door on the rear of the lot; that the appellant testified that the former garage was totally destroyed by fire in 1992 and that he rebuilt the garage in the same location as it was previously; that City of Chicago records indicate that a frame garage approximately 21 feet wide and 18 feet deep (378 sq. ft.) existed at the subject site; that inspection of the site indicates that the existing garage is 20 feet by 39 feet (780 sq. ft.) and is constructed of cement blocks; that the existing garage exceeds the maximum 480 sq. ft. permitted for a detached accessory building in an R4 General Residence district; that the appellant could give no satisfactory explanation why the said garage exceeds the square footage permitted under the zoning ordinance; that under Section 5.6-2 of the zoning ordinance the Zoning Board of Appeals has no authority to authorize the Zoning Administrator to permit the said garage; 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: Paxton Landfill Corporation

CAL. NO. 168-92-S

APPEARANCES FOR:

MAP NO. 28-C

APPEARANCES AGAINST:

MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— Area bounded by E. 116th Street, S. Oglesby Avenue, E. 117th Street,
S. Yates Avenue, E. 119th Street and S. Paxton Avenue, commonly known
as 11601 S. Paxton Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 18, 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: Marcey Limited Partners, an Illinois Limited Partner-
HEARANCES FOR: ship
APPEARANCES AGAINST:

CAL. NO. 83-90-S
MAP NO. 5-G
MINUTES OF MEETING
March 19, 1993

PREMISES AFFECTED— 1780 N. Marcey Street

SUBJECT— Application for the approval of a special use.
Circuit Court Remand, Re: A. Finkl & Sons, Inc., et al. v. ZBA
No. 90CH12650

ACTION OF BOARD—

Case continued to
June 18, 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: Musa P. Tadros
 APPEARANCES FOR: Musa P. Tadros
 APPEARANCES AGAINST:

CAL. NO. 39-93-A
 MAP NO. 10-F
 MINUTES OF MEETING
 March 19, 1993

PREMISES AFFECTED— 4501 S. Union 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, Musa P. Tadros, owner, on January 12, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 3-story brick store and apartment building, in an R3 General Residence District, on premises at 4501 S. Union Avenue; 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, §7.3-3, §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 March 19, 1993; and

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

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 3-story brick store and apartment building; that the appellant has owned the subject property for the past 22 years; that the subject store premises has been occupied by business uses; that the proposed grocery store will be operated by the appellant's sister and brother-in-law; that although the subject store has been unoccupied for some time there has been no intent by the appellant to abandon the use of the store premises for business use; that the appellant was unable to rent the store premises due to lack of applicants with satisfactory credit histories; 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 the Zoning Administrator is hereby authorized to permit the establishment of a grocery store in a 3-story brick store and apartment building, on premises at 4501 S. Union Avenue, upon condition that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: New Canaan Primitive Baptist Church

CAL. NO. 244-92-S

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 700 W. 119th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
May 21, 1993.

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: Celestial Church of Christ

CAL. NO. 269-92-S

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 5840 N. Broadway

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: Interventions

CAL. NO. 12-93-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 19, 1993

PREMISES AFFECTED— 2043 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 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		

MINUTES OF MEETING

March 19, 1993
Cal. No. 9-93-S and
Cal. No. 10-93-S

Gregory H. Furda, for Northern Realty Group, Ltd., applicant, presented a written request for an amendment to special use applications approved by the Board on January 15, 1993, for the establishment of a drive-through facility in conjunction with a proposed branch bank building, in a B4-2 Restricted Service District, on premises at 7021-35 N. Western Avenue, in Calendar No. 9-93-S; and for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 7011-15 N. Western Avenue, to serve a proposed bank at 7021-35 N. Western Avenue, in Calendar No. 10-93-S.

Mr. Furda stated that there was an inadvertent inclusion of a condition in the resolution in Calendar No. 9-93-S which should have been a condition in the resolution in Calendar No. 10-93-S. The subject condition is as follows: "...an illuminated "Right Turn Only" sign shall be erected at the exit on North Western Avenue..." and that the inclusion of this condition was made by the applicant at the request of the alderman of the ward.

Chairman Spingola moved that the request to amend be granted and that the "Right Turn Only" condition be eliminated from the resolution in Calendar No. 9-93-S and inserted in the resolution in Calendar No. 10-93-S, as stated below. The motion prevailed by yeas and nays as follows:

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

The approved amendments are as follows:

That the wording "and an illuminated "Right Turn Only" sign" as it appears in lines 10 and 11 from the top of page 17 of the January 15, 1993 minutes, Calendar No. 9-93-S, is hereby deleted.

That the wording "; that an illuminated "Right Turn Only" sign shall be erected at the N. Western Avenue exit;" is hereby inserted after the word Avenue appearing in line 21 from the top of page 19 of the January 15, 1993 minutes, Calendar No. 10-93-S.

MINUTES OF MEETING
March 19, 1993

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on March 26, 1993.

Mariani Rest

Secretary