

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, June 18, 1993

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

The following members were present and constituted a quorum:

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

MINUTES OF MEETING

June 18, 1993

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 May 21, 1993 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, 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: William Schopf

CAL. NO. 181-93-Z

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 823 N. May Street

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

ACTION OF BOARD—

THE VOTE

Case continued to  
August 20, 1993.

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

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

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

APPLICANT: Howard R. Perino  
 APPEARANCES FOR: Howard R. Perino, Ronald W. Backhus  
 APPEARANCES AGAINST:

CAL. NO. 182-93-Z  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 722 S. Aberdeen 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Howard R. Perino, owner, on April 20, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 6-dwelling unit building (1 efficiency unit), whose front yard will be 3.08' instead of 13.22' and with no north side yard instead of 2.6 feet, on premises at 722 S. Aberdeen Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 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, :7.7-5, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 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 the subject site is a 26' x 110.18' unimproved lot currently being used as a parking lot; that the applicant proposes to build a 3-story 6-dwelling unit building, of which one dwelling unit will be an efficiency unit, and with on-site parking for 6 automobiles to be located at the rear; that 2 of the 6 parking spaces will be indoor parking spaces; 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 6-dwelling unit building as designed in order to provide modern, livable dwelling units; that the plight of the owner is due to the short depth of the lot and the necessity of providing required off-street parking spaces; that the proposed 6-dwelling unit building will be compatible with existing improvements in this block, all of which do not comply with the front and north side yard set back requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

June 18, 1993

Cal. No. 182-93-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 3-story 6-dwelling unit building (1 efficiency dwelling unit), whose front yard will be 3.08' instead of 13.22' and with no north side yard instead of 2.6 feet, on premises at 722 S. Aberdeen 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: George Pappageorge and Roger Kratowicz

CAL. NO. 183-93-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 1615-23 N. Burling Street

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

ACTION OF BOARD—

Case continued to August 20, 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: LR Development  
 APPEARANCES FOR: Gary I. Wigoda  
 APPEARANCES AGAINST: Merle Breihan

CAL. NO. 184-93-Z  
 MAP NO. 3-F  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED-- 1340 N. State Parkway  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, LR Development, for the Art Institute of Chicago, owner, on April 22, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of various additions to the 1st, 2nd, 3rd and 4th floors in the renovation of a 4-story brick building into 7 condominium dwelling units, with no side yards instead of 14.4 feet each and whose rear yard will be 2.96 feet instead of 30 feet, on premises at 1340 N. State Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 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, §7.8-5, §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 June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 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 the subject site is a 114.01' x 123.75' lot improved with a large old vacant 4-story residential building built to the north and south lot lines and to within 2.96 feet of the rear lot line; that the applicant proposes to erect various additions to the 1st, 2nd, 3rd and 4th floors in the renovation of the building into 7 condominium dwelling units; that 14 off-street parking spaces will be provided in the basement of the 7 dwelling unit building, as designed; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to erect one first floor addition at 435 sq. ft., one second floor addition at 1,750 square feet, one third floor addition at 3,260 sq. ft. and a fourth floor addition directly above with the same square footage; that two additions to the building built in the 1960's will be removed; that the plight of the owner is due to unique circumstances in that the existing building already encroaches into the required side and rear yards; that the proposed additions in the renovation of the existing building into condominium dwelling units are either horizontal or vertical extensions of the existing

MINUTES OF MEETING

June 18, 1993

Cal. No. 181-93-Z

footprint of the building; that the proposed renovation does not reduce any of the existing side or rear yards, nor alter the height of the building; 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 various additions to the 1st, 2nd, 3rd and 4th floors in the renovation of a 4-story brick building into 7 condominium dwelling units, with no side yards instead of 14.4 feet each and whose rear yard will be 2.96 feet instead of 30 feet, on premises at 1340 N. State Parkway, upon condition that all trash dumpsters shall be contained in a basement trash room until removal to an enclosed trash pickup area in the alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Catherine T. Nugent  
 APPEARANCES FOR: Catherine T. Nugent  
 APPEARANCES AGAINST:

CAL. NO. 185-93-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 2049 N. Sheffield Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, Catherine T. Nugent, owner, on April 27, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the replacement of an existing deteriorated rear porch with a new 3-story L-shaped 16.67' x 26.25' enclosed porch and landings in the renovation of an existing 3-story brick 4-dwelling unit building, whose north side yard will be 1 foot instead of 3.2 feet and which enclosed porch will result in a 7% (313 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 2049 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §7.6-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 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 32.5' x 126.75' lot improved with a 3-story with high basement 4-dwelling unit building; that the applicant proposes to demolish an existing deteriorated winding stairway and porches at the rear of the existing building and erect a new 3-story L-shaped 16.67' x 26.25' enclosed porch addition which will contain additional plumbing facilities and new enclosed straight rear exit stairs all of which will result in a 7% or 313 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 bring the existing building into compliance with existing building code regulations; that the plight of the owner is due to the applicant's desire to make the existing four 6-room apartments more marketable

MINUTES OF MEETING

June 18, 1993

Cal. No. 185-93-Z

by providing additional bath and laundry facilities; that the proposed addition, which replaces an old reach porch and stairs structure, will follow the existing building lines and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon 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 replacement of an existing deteriorated rear porch with a new 3-story L-shaped 16.67' x 26.25' enclosed porch and landings in the renovation of an existing 3-story brick 4-dwelling unit building, whose north side yard will be 1 foot instead of 3.2 feet and which enclosed porch will result in a 7% (313 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 2049 N. Sheffield 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: George Woods  
 APPEARANCES FOR: Joseph A. Semerling  
 APPEARANCES AGAINST:

CAL. NO. 186-93-Z  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 1238 W. Oakdale Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, George Woods, owner, on May 5, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 3-story frame 3-dwelling unit building, whose front yard will be 13.97' instead of 19.52', whose east side yard will be 3.18' and whose west side yard will be 1.32' instead of side yards of 6.8' each, and which dormering will result in a 15% (448 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1238 W. Oakdale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 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, §7.6-3, §7.7-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 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 3-story brick 3-dwelling unit building; that the subject building was recently damaged by a fire in the building at 1242 W. Oakdale Street; that the applicant seeks to duplex the top floor dwelling unit by dormering the west and east sides of an existing attic which will result in a 15% or 449 sq. ft. increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District, by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the 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

MINUTES OF MEETING

June 18, 1993

Cal. No. 186-93-Z

regulations in this district in that the variations requested are necessary to provide additional living space in the duplexing the the owner occupied top floor dwelling unit; that the plight of the owner is due to unique circumstances in that without the variations requested the owner occupied top floor dwelling unit would not be suitable as a livable dwelling unit; that the proposed use will be compatible with other multi-dwelling unit residential improvements in the area and will not impair an adequate supply of light and air to adjacent residential improvements; 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 dormering of the attic of a 3-story frame 3-dwelling unit building, whose front yard will be 13.97' instead of 19.52'. whose east side yard will be 3.18' and whose west side yard will be 1.32' instead of side yards of 6.8' each, and which dormering will result in a 15% (448 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1238 W. Oakdale Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mike Iazzeto  
 APPEARANCES FOR: Nick Fera  
 APPEARANCES AGAINST:

CAL. NO. 187-93-S  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 1135 W. Taylor Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mike Iazzeto, owner, on April 16, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a proposed 2-story single-family dwelling, in a B4-2 Restricted Service District, on premises at 1135 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 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, §8.3-2A(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 25.22' x 113' unimproved zoning lot; that the applicant proposes to erect a 2-story single-family dwelling at the subject site; that the proposed use is necessary for the convenience at this location in that there has been no demand for additional business improvements in this mixed use block; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the propose use will be compatible with the existing mixed business and residential improvements in the block 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 residential use below the 2nd floor in a proposed 2-story single-family dwelling, on premises at 1135 W. Taylor Street, upon condition that adequate off-street parking space shall be provided at the rear of the property; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mike Iazzeto  
 APPEARANCES FOR: Nick Fera  
 APPEARANCES AGAINST:

CAL. NO. 188-93-Z  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 1135 W. Taylor 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Mike Iazzeto, owner, on April 16, 1993, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story 22' x 62.5' single-family dwelling, whose front yard will be 10 feet instead of 13.56 feet and with no west side yard instead of 2.52 feet, on premises at 1135 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 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, §8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on June 18, 1993, the Board approved the applicant's special use application for the establishment of residential uses below the 2nd floor in a proposed 2-story single-family dwelling at the subject site, in Calendar No. 187-93-S; that the applicant proposes to erect a 2-story 22' x 62.5' single-family dwelling on the subject 25.22' x 113' zoning lot; 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 build a single-family dwelling containing reasonable living space; that the plight of the owner is due to the shallow depth of the subject lot and the desire of the applicant to be consistent with existing structures on the block which are built to their west lot lines; that the proposed 2-story single-family dwelling will be compatible with the mixed business and residential improvements in the block, most of which do not comply with the front and west side yard requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

June 18, 1993

Cal. No. 188-93-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 22' x 62.5' single-family dwelling, whose front yard will be 10 feet instead of 13.56' and with no west side yard instead of 2.52 feet, on premises at 1135 W. Taylor 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: Paschal Dunican  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 189-93-S  
 MAP NO. 9-0  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 7426 W. Belmont 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, Paschal Dunican, owner, on April 27, 1993, filed, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the ground floor in a proposed 2-story 3-dwelling unit building, in a B4-2 Restricted Service District, on premises at 7426 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 32' x 125' zoning lot currently improved with a deteriorated 1-story frame single-family dwelling; that the applicant proposes to demolish the existing building and erect a 2-story 3-dwelling unit building with on-site parking for 3 automobiles at the subject site; that the proposed use is necessary for the public convenience at this location in that there is very little demand for business uses in the area and a growing demand for residential improvements in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be constructed in compliance with all applicable building code regulations and which will provide adequate off-street parking spaces; that the proposed use will be compatible with the existing mixed business and residential improvements in this block of W. Belmont Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

June 18, 1993

Cal. No. 189-93-S

the Zoning Administrator is authorized to permit the establishment of a dwelling unit on the ground floor in a proposed 2-story 3-dwelling unit building, on premises at 7426 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Paschal Dunican  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 190-93-Z  
 MAP NO. 9-0  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 7426 W. Belmont Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, Paschal Dunican, owner, on April 27, 1993, filed, and subsequently amended, and application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story 3-dwelling unit building whose side yards will be 3 feet each instead of 3.2 feet each, on premises at 7426 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 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, §8.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on June 18, 1993 the Board approved the applicant's special use application to establish a dwelling unit on the ground floor in a proposed 2-story 3-dwelling unit building at the subject site, in Calendar No. 189-93-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side yard variations requested are necessary to erect a 3-dwelling unit building containing reasonable living space for each dwelling unit; that the plight of the owner is due to unique circumstances in that the side yard variations requested are necessary to erect the proposed 3-dwelling unit building as designed; that the variations, if granted, will not alter the essential character of the locality in that the proposed 3-dwelling unit building will be compatible with existing improvements in the block, many of which do not comply with the side yard requirements of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

June 18 , 1993

Cal. No. 190-93-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 3-dwelling unit building whose side yards will be 3 feet each instead of 3.2 feet each, on premises at 7426 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Frank Lyons  
 APPEARANCES FOR: Frank Lyons  
 APPEARANCES AGAINST:

CAL. NO. 191-93-S  
 MAP NO. 1-L  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 18-30 N. Laramie Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, Frank Lyons, owner, on April 21, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an auto laundry consisting of 7 self-service bays and 1 automatic bay in a proposed 1-story building, in a C1-2 Restricted Commercial District, on premises at 18-30 N. Laramie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered MArch 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, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District: that on November 17, 1989 the Board granted a special use to the applicant for the erection of an auto laundry consisting of 6 self-service bays and 2 automatic bays at the subject site, in Calendar No. 276-89-S; on December 14, 1990 the Board granted a one-year extension of time in which to obtain the necessary permits for the aforesaid auto laundry; that on December 31, 1991, the Board denied the applicant's request for a further extension of time; that the applicant is now ready to proceed with the project hence the instant application filed with the Board; that the testimony presented in Calendar No. 276-89-S is hereby made part of the record in this case; that the applicant proposes to erect an 8-bay coin-operated auto laundry consisting of 7 self-service bays and 1 automatic bay at the subject site; that the proposed use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated under the conditions herein- after set forth; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

June 18, 1993

Cal. No. 191-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an auto laundry consisting of 7 self-service bays and 1 automatic bay in a proposed 1-story building, on premises at 18-30 N. Laramie Avenue, upon condition that 6 feet high solid fencing shall be erected along the west lot line to screen the facility from adjacent residential properties; that 6 feet high chain line fencing shall be provided along the north and south lot lines; that lighting shall be provided directed away from abutting residential properties; that lighted directional signs shall be provided; that ingress and egress shall be from N. Laramie Avenue; that a "Right Turn Only" sign shall be provided at the established exit on N. Laramie Avenue; that a full-time attendant shall be on duty during business hours of 7 A.M. to 10:30 P.M.; 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: Pamphylia M.B. Church  
 APPEARANCES FOR: Clifford Holm  
 APPEARANCES AGAINST:

CAL. NO. 192-93-S  
 MAP NO. 20-G  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 8347-49 S. Racine Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Pamphylia M.B. Church, for Beverly Trust Co., Tr. #8-9269, owner, on April 15, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an 84-seat church in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 8347-49 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 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, §8.3-4, §8.4-1(1), §11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building which has been occupied by the applicant church since November, 1992; that the said church is necessary for the public convenience at this location to continue to meet the needs of its congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said church which will provide adequate off-street parking spaces at the rear of the existing building to be improved and operated under the conditions hereinafter set forth; that the said church will be compatible with the existing mixed improvements on this portion of S. Racine Avenue which also has many vacant lots, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is hereby authorized to permit the establishment of an 84-seat church in a 1-story brick building, on premises at 8347-49 S. Racine Avenue, upon condition that off-street parking for not less than 7 automobiles shall be provided in a parking area at the rear of the existing building; that the parking area shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the

MINUTES OF MEETING

June 18, 1993

Cal. No. 192-93-S

parking area at any time; that the parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the parking spaces shall be delineated by striping; that steel beam guard rails 2 feet high shall be provided on the north and south lot lines; that concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be via the alley abutting the site, and 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: Rev. Alex Taylor  
 APPEARANCES FOR: Rev. Alex Taylor & Jack Dwartz  
 APPEARANCES AGAINST: Kathryn Parent

CAL. NO. 193-93-S  
 MAP NO. 20-B  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 8011-19 S. Exchange Avenue  
 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, Rev. Alex Taylor, for Jack Dwartz, owner, on April 27, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 200-seat church in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 8011-19 S. Exchange Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 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, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that evidence presented indicates that the building on the subject site is located within 100 feet of an existing licensed packaged liquor store/tavern, which is a permitted use under the C1-2 Restricted Commercial zoning; that the Board takes judicial notice of statutes in effect under which the rights of permitted businesses in the area could be jeopardized by the establishment of a church at this location; that no evidence was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the proposed use is not in the public interest at this location in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: Golden Rule Missionary Baptist Church  
 APPEARANCES FOR: William H. Hooks  
 APPEARANCES AGAINST:

CAL. NO. 194-93-S  
 MAP NO. 18-E  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED-- 621 E. 75th Street  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Golden Rule Missionary Baptist Church, owner, on May 3, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 621 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 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, §8.1-1(4), §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is a 25' x 100' lot situated 50' west of the intersection of S. Champlain and E. 75th Street and is improved with a 1-story brick building occupied by the applicant church; that the applicant church presently has 25 members and has been at the subject premises since 1979; that the said use is necessary for the public convenience at this location to continue to meet the needs of its members who reside in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use which will provide adequate off-street parking on leased land at 625 E. 75th Street; that although the applicant church is located in a B4-1 Restricted Service District, the site is directly located across a public alley from an R3 General Residence District and that the use of the subject premises as a church 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 legalization of an existing church in

MINUTES OF MEETING

June 18, 1993

Cal. No. 194-93-S

a one-story brick building, on premises at 621 E. 75th Street, upon condition that adequate off-site accessory parking shall be located on leased land at 625 E. 75th Street to satisfy the parking requirement for the applicant church; 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: Golden Rule Missionary Baptist Church, by William H. Hooks  
 APPEARANCES FOR: William H. Hooks  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 625 E. 75th Street  
 SUBJECT— Application for the approval of a special use.  
 ACTION OF BOARD—

CAL. NO. 195-93-S  
 MAP NO. 18-E  
 MINUTES OF MEETING  
 June 18, 1993

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, Golden Rule Missionary Baptist Church, by William H. Hooks, for Nathaniel Spears, owner, on May 3, 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 on leased land, in a B4-1 Restricted Service District, on premises at 625 E. 75th Street, to satisfy the parking requirement for a church on the adjacent property at 621 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 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, §8.1-1(4), §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993 after due notice thereof by publication in the Chicago Sun-Times on June 1, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 5,000 sq. ft. lot located on the southwest corner of E. 75th Street and S. Champlain Avenue and abuts the applicant church site at 621 E. 75th Street; that the applicant intends to lease the subject site lot from the owner, Nathaniel Spears, from July 1, 1993 to July 1, 1998 with first option to renew at time of expiration; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a church on the adjacent property at 621 E. 75th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot which will be improved and operated under the conditions hereinafter set forth; that the proposed use which abuts the applicant church will be compatible with existing business and commercial improvements and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

June 18, 1993

Cal. No. 195-93-S

the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot on leased land, on premises at 625 E. 75th Street, to satisfy the parking requirement for a church on the adjacent property at 621 E. 75th Street, upon condition that the off-site accessory parking lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the parking lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers by drainage tiles connected to an established City of Chicago sewer; that steel beam guard rails shall be erected on the south, east and north lot lines, excepting the driveway; that striping shall be provided; that concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be from E. 75th Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant church; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Apna Ghar

CAL. NO. 196-93-S

APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 4842 N. Magnolia Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of the 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: Wolcott Rescue Mission, by Bernard I. Citron  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 197-93-S  
MAP NO. 14-H  
MINUTES OF MEETING  
June 18, 1993

PREMISES AFFECTED— 5711 S. Wolcott Avenue  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
September 17, 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: Frank J. Ochal/Just Pawn

CAL. NO. 198-93-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 1993

PREMISES AFFECTED— 3325 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 17, 1993.

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

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

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

APPLICANT: Old Reliable Pawnbrokers, Inc.

CAL. NO. 199-93-S

APPEARANCES FOR:

MAP NO. 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 330 E. 47th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 17, 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: Chicago Double Drive-Thru

CAL. NO. 200-93-S

APPEARANCES FOR:

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 5958 W. Montrose Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 17, 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: Chicago Double Drive-Thru, Inc.

CAL. NO. 201-93-S

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 1144-48 W. Wilson Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 17, 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: International Double Drive-Thru, Inc.

CAL. NO. 202-93-S

APPEARANCES FOR:

MAP NO. 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 3041-49 W. Peterson Avenue/5973-81 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 17, 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: Piser Weinstein Menorah Chapels

CAL. NO. 203-93-S

APPEARANCES FOR:

MAP NO. 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 3035-39 W. Peterson Avenue/5948-58 N. Whipple Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 17, 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: Ken Kalina  
 APPEARANCES FOR: Ken Kalina  
 APPEARANCES AGAINST:

CAL. NO. 204-93-A  
 MAP NO. 6-I  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 3102 W. 25th Street

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Ken Kalina, for Remar-USA, owner, on April 23, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a 1 and 2-story brick store and apartment building, in an R4 General Residence District, on premises at 3102 W. 25th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 1 and 2-story brick store and apartment building; that on March 18, 1988, the Board sustained an appeal permitting the establishment of a restaurant in the 1 and 2-story brick store and apartment building on the subject site; that the testimony presented in Calendar No. 30-83-A is hereby make part of the record in this case; that the non-conforming store in the building on the subject site was previously occupied by a tavern, a B4 use, which use was discontinued by fire in 1985; that the prior owner of the site purchased the property in 1986 and spent the intervening period readying the premises for occupancy but that the restaurant never opened for lack of funds; that the present owner purchased the property in June of 1992 to establish a restaurant at the site, all profits from which will be reinvested into Remar-USA's outreach ministries; that the Board finds that there was no intent to abandon the use of the property for business purposes, and that the use of the premises as a restaurant is a proper use under §6.4-7 of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

June 18, 1993

Cal. No. 204-93-A

of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a restaurant in a 1 and 2-story brick store and apartment building, on premises at 3102 W. 25th Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., daily; that there shall be no automatic amusement machines 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: Joseph Judd  
 APPEARANCES FOR: Joseph Judd  
 APPEARANCES AGAINST:

CAL. NO. 205-93-A  
 MAP NO. 3-H  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 1339 N. Damen Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph Judd, for Robert Hedlund, owner, on May 2, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a book store in a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 1339 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick store and apartment building; that the appellant proposes to sell used books at the subject site; that on July 17, 1982 the Board denied an appeal for the establishment of a restaurant on the 1st floor of a 3-story brick store and apartment building at the subject site in Calendar No. 215-81-A, finding that the subject building contained a beauty shop and a dry cleaning pickup station, B1 uses, and that a restaurant, a B2 use, was not a proper substitution of use under Section 6.5-7 of the zoning ordinance; that the other store in the subject building is currently vacant; that the subject store has been vacant since 1985, the last use having been a pillow shop; that licensing requirements have cause this case to be file; that the Board finds that although the subject store premises has been vacant since 1985 there has been no intent to abandon the use of the premises for business use; that although a book store is first permitted in a B2 zone, it is in this case a proper use of the premises and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a book store in a 3-story brick store and apartment building, on premises at 1339 N. Damen Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license PAGE 39 OF MINUTES is issued.

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

APPLICANT: Mrs. Chun A. Choe, d/b/a Dove Cleaners CAL. NO. 206-93-A  
 APPEARANCES FOR: Chun A. Choe MAP NO. 13-M  
 APPEARANCES AGAINST: MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 5714 W. Lawrence Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Mrs. Chun A. Choe, d/b/a Dove Cleaners, for Richard Morawski, owner, on May 3, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a drop-off dry cleaning and tailor shop in a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 5714 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 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 a R4 General Residence District; that the subject site is improved with a 2-story brick store and apartment building; that the building also contains a beauty shop and another store which is currently vacant; that the appellant proposes to operate a drop-off dry cleaning and tailor shop in the subject store premises; that licensing requirements have caused the case to be filed; that the Board finds that the establishment of a drop-off dry cleaning and tailor shop at the subject site is a proper use of the site under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a drop-off dry cleaning and tailor shop in a 2-story brick store and apartment building, on premises at 5714 W. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Monday through Friday and 8 A.M. and 6 P.M., Saturday; 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: Paxton Landfill Corporation

CAL. NO. 168-92-S

APPEARANCES FOR:

MAP NO. 28-C

APPEARANCES AGAINST:

MINUTES OF MEETING

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.

June 18, 1993

PREMISES AFFECTED—

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
September 24, 1993.

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

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

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

APPLICANT: Marcey Limited Partners, an Illinois Limited Partnership

CAL. NO. 83-90-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 18, 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 at. v. ZBA  
No. 90 CH12650

ACTION OF BOARD—

THE VOTE

Case continued to  
September 24, 1993.

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

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

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

APPLICANT: Dora H. Colon  
 APPEARANCES FOR: Dora H. Colon  
 APPEARANCES AGAINST:

CAL. NO. 143-93-A  
 MAP NO. 3-H  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 2257 W. North 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, Dora H. Colon, for Israel Colon, Jr., owner, on March 2, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail florist in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 2257 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story store and apartment building; that the appellant has operated a retail florist shop in the store at the subject site for the past four years; that the appellant is seeking a wholesale license in order to be able to bulk purchase flowers from flower nurseries to sell at retail to her customers; that the appellant does not intend to sell flowers wholesale to the public; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a wholesale license for accessory use only in conjunction with an existing retail florist in a 2-story brick building, on premises at 2257 W. North Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Juan Ramirez  
 APPEARANCES FOR: Omar Ramirez, Juan Ramirez  
 APPEARANCES AGAINST:

CAL. NO. 147-93-A  
 MAP NO. 5-M  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 1835 N. Austin 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
Joseph J. Spingola		x	
Anthony J. Fornelli		x	
LeRoy K. Martin, Jr.		x	
Gigi McCabe-Miele		x	
Thomas S. Moore		x	

THE RESOLUTION:

WHEREAS, Juan Ramirez, owner, on February 26, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3 dwelling units, in an R3 General Residence District, on premises at 1835 N. Austin Avenue; 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, §7.5-3, §7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick building; that the subject site was zoned Duplex in 1942 and rezoned to R3 General Residence at the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance; that records of the City of Chicago indicate the subject building contained two dwelling units in 1950; that no evidence was presented to indicate the existence of 3 dwelling units in the subject building prior to the year 1942; that the Zoning Board of Appeals has no authority to certify the use of the 2-story brick building as 3 dwelling units, pursuant to Sections 7.5-3 and 7.12-1(4) of the zoning ordinance; 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: Love and Unity Prayer Circle, by Janett Moore  
 APPEARANCES FOR: John Zinke  
 APPEARANCES AGAINST:

CAL. NO. 55-93-S  
 MAP NO. 20-D  
 MINUTES OF MEETING  
 June 18, 1993

PREMISES AFFECTED— 1153 E. 82nd Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, Love and Unity Prayer Circle, By Janett Moore, for Love and Unity Prayer Circle, owner, on February 16, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 129-seat church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 1153 E. 82nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 18, 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 B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 50.01' x 125.65' lot improved with a 1-story brick commercial building; that the applicant church has been located at the subject site premises for the past three years; that the proposed church is necessary for the public convenience at this location to continue to serve the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said church which has adequate off-street parking spaces located at the rear of the property; that although the subject site is zoned B4-1 Restricted Service, it is located in a predominantly residential area, and that the said church will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 129-seat church in 1-story brick building, on premises at 1153 E. 82nd Street, upon condition that off-street parking for no less than 11 automobiles shall be provided in a parking area at the rear of

MINUTES OF MEETING

June 18, 1993

Cal. No. 55-93-S

the church building; that the parking area shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking area at any time; that the parking area shall be improved with a compacted macadam base not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the parking spaces shall be delineated by striping; that steel beam guard rails, 2 feet high, shall be provided along the east and west property lines of the parking area; that lighting shall be provided; that ingress and egress shall be via the public alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Adi & Sharon E. Mor & Jan Tomaszewicz

CAL. NO. 137-93-S

APPEARANCES FOR:

MAP NO. 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 3142 N. Major Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of the applicant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Harvey Kaiser, Beneficiary

CAL. NO. 141-93-S

APPEARANCES FOR:

MAP NO. 10-K

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— 4419 S. Cicero Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
October 15, 1993.

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

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

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

June 18, 1993

PREMISES AFFECTED— 3111 N. Cicero Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
August 20, 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: Sheffield Systems, Inc.

CAL. NO. See Below

APPEARANCES FOR:

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING

June 18, 1993

PREMISES AFFECTED— See Below

SUBJECT— Appeal from the Zoning Administrator's denial of Exception requests for the installation of outdoor public telephones, in the cases as noted below.

ACTION OF BOARD—

THE VOTE

Cases continued to August 20, 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		

<u>Case No.</u>	<u>Premises affected</u>
68-93-A	6700 S. Jeffery Blvd.
69-93-A	7257 S. Jeffery Blvd.
70-93-A	401 E. 87th St.
71-93-A	7900 S. South Shore Dr.
72-93-A	8258 S. Exchange Ave.
73-93-A	3655 W. 63rd St.
74-93-A	5516 S. Pulaski Rd. (Metrotel)
75-93-A	7900 S. LaFayette Ave.
76-93-A	7601 S. Halsted St.
77-93-A	10258 S. Western Ave.
78-93-A	8701 S. Ashland Ave.
79-93-A	1116 W. 95th St.
80-93-A	9801 S. Halsted St.
81-93-A	345 W. 95th St.
82-93-A	9901 S. Halsted St.
83-93-A	11163 S. Vincennes Ave.
84-93-A	4049 S. Washington Blvd.
85-93-A	246 S. Cicero Ave.
86-93-A	3181 N. Milwaukee Ave.

MINUTES OF MEETING  
June 18, 1993  
Cal. No. 114-92-Z

Greg Swan, for Pontarelli Builders, Inc., owner, presented a written request for an extension of time in which to obtain necessary permits and complete construction of a 1-story single-family dwelling whose rear yard will be 5 feet instead of 30 feet, on premises at 2924 N. Nashville Avenue, which variation was granted by the Zoning Board of Appeals on June 19, 1992, in Calendar No. 114-92-Z.

Mr. Swan stated that the request for an extension of time is necessary to acquire the necessary building permits.

Chairman Spingola moved that the request be granted and the time extended to November 19, 1993 in which to obtain the necessary building permits and complete construction of the aforesaid 1-story single-family dwelling at 2924 N. Nashville Avenue. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 18, 1993

Cal. No. 261-92-Z

Cal. No. 262-92-Z

John J. George, for Richland Group Enterprises, Inc., applicant, presented a written request for an extension of time to permit the erection of a 3-story 5-dwelling unit townhouse building on an irregularly shaped lot, whose front yard will be 3 feet instead of 5.7 feet and whose rear yard will be 1.83 feet instead of 30 feet, on premises at 2343-49 S. Normal Avenue and 2355-61 S. Archer Avenue, which variations were granted by the Zoning Board of Appeals on November 20, 1992 in Calendar No. 261-92-Z; and additionally to permit the erection of a 3-story 5-dwelling unit townhouse building on an irregularly shaped lot, whose front yard will be 2 feet instead of 4.4 feet and whose rear yard will be 1.29 feet instead of 30 feet, on premises at 2353-65 S. Normal Avenue, which variations were granted by the Zoning Board of Appeals on November 20, 1992, in Calendar No. 262-92-Z.

Mr. George stated that the subject sites represent the final two sites developed by Richland Group Enterprises, Inc. at the location and that during the preceding six months his client completed the construction of the adjacent 24 residences. As a result of this construction activity combined with limiting weather and economic conditions, his client was unable to commence construction at the sites indicated in the above-described cases and that an extension of time will permit the completion of this residential development.

Chairman Spingola moved that the request be granted and the time extended to November 20, 1993 in order to complete the construction of the aforesaid residential buildings. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 18, 1993

Cal. No. 282-91-S

Gary I. Wigoda, for Clybourn-Wolcott Limited Partnership, owner, presented a written request for an extension of time in which to obtain necessary permits and commence the special use approved by the Zoning Board of Appeals on November 15, 1991 in Calendar No. 292-91-S for the establishment of dwelling units below the 2nd floor in the conversion of a 4-story brick commercial building into 39 dwelling units, on premises at 2614 N. Clybourn Avenue.

Mr. Wigoda stated that the applicant was unable to commence the use within the original one-year period due to changes in the real estate market for residential property, problems with financing, and problems discovered with the structural integrity of the existing building on the property, and that subsequently these problems have now been resolved and the the applicant is now able to proceed with the project.

Chairman Spingola moved that the request be granted and the time extended to November 15, 1993 to commence the residential project at the site. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 18, 1993

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 20, 1993.

*Marian Rest*  
Secretary