

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Chambers, Room 200, Second Floor, City Hall

on November 19, 1993 at 9:00 A.M. and 2:00 P.M.

The following members were present for all or part of the meeting
and constituted a quorum:

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

MINUTES OF MEETING
November 19, 1993

Member McCabe-Miele moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on September 24, 1993 and its regular meeting held on October 15, 1993 (as submitted by the Secretary) as the minutes of said meetings.

The motion prevailed by yeas and nays and follows:

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

* * * * *

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: Salvatore Salvato
 APPEARANCES FOR: Carl Salvato, Salvatore Salvato
 APPEARANCES AGAINST:

CAL. NO. 310-93-Z
 MAP NO. 8-F
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 3203-07 S. Parnell 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, Salvatore Salvato, owner, on September 9, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 3-dwelling unit townhouse building, whose north front yard will be 6 inches and whose south rear yard will be 14.63 feet instead of 12.97 feet and 30 feet respectively; on premises at 3203-07 S. Parnell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.7-4, §7.9-4."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 57.91' x 108.12' unimproved lot; that on July 14, 1993, the City Council rezoned the subject site from R3 to R4 General Residence District, specifically for the proposed 2-story 3-dwelling unit townhouse building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; 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 2-story 3-dwelling unit townhouse building, whose north front yard will be 6 inches and whose south rear yard will be 14.63 feet instead of 12.97 feet and 30 feet respectively, on premises at 3203-07 S. Parnell 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: Carmen Sorrentino
 APPEARANCES FOR: Carmen Sorrentino
 APPEARANCES AGAINST:

CAL. NO. 311-93-Z
 MAP NO. 8-F
 MINUTES OF MEETING
 No vember 19, 1993

PREMISES AFFECTED— 3225-29 S. Princeton Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Carmen Sorrentino, owner, on September 15, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a 2nd story accessory storage addition to a garage on the southeast corner of a lot improved with a 2-story brick residence, which addition will be located in the required 30 feet rear yard with a height of 18 feet instead of the maximum 15 feet permitted, on premises at 3225-29 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §3.2, §3.4-1(1), §5.6, §5.6-3, §7.8-47, §7.9-4."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 50' x 125' lot improved with a 2-story brick residential building with a one-car garage in the rear and with a brick and frame garage on the southwest corner of the lot; that the proposed 2nd story accessory storage addition has already been added to the garage on the southeast corner of the 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; that the plight of the owner is due to unique circumstances; 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 a 2nd story accessory storage addition only to a garage on the southeast corner of a lot improved with a 2-story

MINUTES OF MEETING

November 19, 1993

Cal. No. 311-93-Z

brick residence, which addition will be located in the required 30 feet rear yard with a height of 18 feet instead of the maximum 15 feet permitted, on premises at 3225-29 S. Princeton Avenue, upon condition that the 2nd story addition shall be for accessory storage only and that no dwelling unit shall be established in the said garage; 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 Martinez
 APPEARANCES FOR: Douglass Madel, Jose Martinez
 APPEARANCES AGAINST:

CAL. NO. 312-93-Z
 MAP NO. 13-H
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 5009 N. Oakley 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, Jose Martinez, owner, on September 22, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the extension of existing 2nd floor dormers of a 2-story and basement frame 2-dwelling unit building, whose front yard will be 5.6 feet instead of 15.99 feet, whose south side yard will be 0.7 feet instead of 3 feet, and which extension will result in a 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 5009 N. Oakley Avenue; and

) WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.6-3, §7.7-3, §8-3(1)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 28' x 100' lot improved with a 2-story and basement frame 2-dwelling unit building with 2 existing dormers located on the front portion of the building; that the applicant proposes to expand the existing 2nd floor dormers which will result in a 15% 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; that the plight of the owner is due to unique circumstances; 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 extension of existing

MINUTES OF MEETING

November 19, 1993

Cal. No. 312-93-Z

2nd floor dormers of a 2-story and basement frame 2-dwelling unit building, whose front yard will be 5.6 feet instead of 15.99 feet, whose south side yard will be 0.7 feet instead of 3 feet, and which extension will result in a 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 5009 N. Oakley 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: Ramon Ocegueda
 APPEARANCES FOR: Ramon Ocegueda
 APPEARANCES AGAINST:

CAL. NO. 313-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 1340 W. Wolfram Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Ramon Ocegueda, owner, on September 22, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, three dormers on the rear half of the attic of a 2-story frame 2-dwelling unit building, whose west side yard will be 0.86' instead of 3' and which dormering will result in a 15% (336 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 1340 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.6-3, §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 November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame 2-dwelling unit building with a 2-car garage in the rear; that the applicant proposes to construct three dormers on the rear half of the attic of the existing residential building which will result in a 15% or 336 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; that the plight of the owner is due to unique circumstances; 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 three dormers on the rear half of the attic of a 2-story frame 2-dwelling unit building, whose west side yard will

MINUTES OF MEETING

November 19, 1993

Cal. No. 313-93-Z

be 0.86' instead of 3' and which dormering will result in a 15% (336 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 1340 W. Wolfram 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: Jose Reynoso
 APPEARANCES FOR: Jose Reynoso
 APPEARANCES AGAINST:

CAL. NO. 314-93-Z
 MAP NO. 9-M
 MINUTES OF MEETING
 November 15, 1993

PREMISES AFFECTED— 5630 W. Grace Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jose Reynoso, for Jose and Lucy Reynoso, owners, on September 23, 1993 filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 23.67' x 50.5' 2nd story addition to a 1-story frame single-family dwelling, whose front yard will be 13'3" instead of 19.7' and whose total floor area ratio will be 0.57 instead of 0.50, on premises at 5630 W. Grace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 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 applicant proposes to erect a 23.67' x 50.5' 2nd story addition to the existing 1-story 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; that the plight of the owner is due to unique circumstances; 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 23.67' x 50.5' 2nd story addition to a 1-story frame single-family dwelling, whose front yard will be 13'3" instead of 19.7' and whose total floor area ratio will be 0.57 instead of 0.50, on premises at 5630 W. Grace 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: Eddy Limited Partners
 APPEARANCES FOR: Robert Buono
 APPEARANCES AGAINST:

CAL. NO. 315-93-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 1151 W. Eddy 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, Eddy Limited Partners, for Captial Bank & Trust, Tr. #1369, owner, on September 13, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a V-shaped 3-story 11-dwelling unit townhouse building, with no front yard instead of 15 feet, whose east side yard will be 8 feet instead of 12.3 feet, and with no rear yard instead of 30 feet, on premises at 1151 W. Eddy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1993, reads:

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an 12,414 sq. ft. irregular shaped lot presently improved with a paved parking lot; that the applicant proposes to erect a V-shaped 3-story 11-dwelling unit townhouse building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances 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 V-shaped 3-story 11-dwelling unit townhouse building, with no front yard instead of 15 feet, whose east side yard will be 8 feet instead of 12.3 feet, and with no rear yard instead of 30 feet, on premises at 1151 W. Eddy Street, upon condition that a location for garbage receptacles shall be provided within a portion of the townhouse building's common area; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Larry Mansfield

CAL. NO. 316-93-Z

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 2140 N. Winchester Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
February 18, 1994.

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: Jeffrey B. Gelman
 APPEARANCES FOR: Gary T. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 317-93-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 2300 N. Janssen 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, Jeffrey G. Gelman, owner, on September 10, 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 3-dwelling unit townhouse building, with no front yard instead of 15 feet, whose north side yard will be 1.25 feet instead of 2.5 feet, and with no rear yard instead of 30 feet, on premises at 2300 N. Janssen Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 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, §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 November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 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 October 7, 1993, the City Council rezoned the subject site from R3 to R5 General Residence specifically for the proposed 3-story 3-dwelling unit townhouse building; that the subject site is a 25' x 128' lot presently improved with a vacant 3-story frame store and apartment building with a 2-car garage located in the rear; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 3-dwelling unit townhouse building, with no front yard instead of 15 feet, whose north side yard will be 1.25 feet instead of 2.5 feet, and with no rear yard instead of 30 feet, on premises at 2300 N. Janssen Street, upon condition that space for garbage receptacles shall be provided as indicated in plans submitted dated October 29, 1993, which provides alcoves

MINUTES OF MEETING

November 19, 1993

Cal. No. 317-93-Z

located in each dwelling unit's garage; 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: Robert M. Scios
 APPEARANCES FOR: Patrick Fitzgerald, Robert M. Scios
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2308 N. Leavitt Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 318-93-S
 MAP NO. 5-H
 MINUTES OF MEETING
 November 19, 1993

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, Robert M. Scios, for Majestic Development, Inc., owner, on September 29, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a proposed 3-story single-family dwelling, in a B4-2 Restricted Service District, on premises at 2308 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.3-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 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 24' x 100' unimproved zoning lot; that the applicant proposes to establish residential use on the 1st floor of a proposed 3-story single-family dwelling at the subject site; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; and that the proposed use 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 residential use on the 1st floor of a proposed 3-story single-family dwelling, on premises at 2308 N. Leavitt 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: Robert M. Scios
 APPEARANCES FOR: Patrick Fitzgerald, Robert M. Scios
 APPEARANCES AGAINST:

CAL. NO. 319-93-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 2308 N. Leavitt Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

Variation granted.

THE RESOLUTION:

WHEREAS, Robert M. Scios, for Majestic Development, Inc., on September 29, 1993, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story single-family dwelling whose front yard will be 10.08 feet instead of 12 feet, on premises at 2308 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §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 November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 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 November 19, 1993, the Board approved the applicant's special use application for the establishment of residential use on the 1st floor of a proposed 3-story 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; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family dwelling whose front yard will be 10.08 feet instead of 12 feet, on premises at 2308 N. Leavitt 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: Faith Revival Center Church
 APPEARANCES FOR: Larry Mack
 APPEARANCES AGAINST:

CAL. NO. 320-93-S
 MAP NO. 10-H
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 8042-44 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application denied.

THE RESOLUTION:

WHEREAS, Faith Revival Center Church, for Rev. Wyatt McCray, owner, on September 16, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an 80-seat church in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 8042-44 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.3-2, §8.4-1(1), §8.11-1(4)."
 §8.11."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 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 said use is located in a B2-1 Restricted Retail District; that the subject site is improved with a 1-story brick building occupied by the applicant church; that on March 23, 1984 the Board denied the applicant's special use application for the approval of the establishment of a church in the one-story brick building on the subject site in Cal. No. 68-84-S; that records of the City of Chicago indicate that the applicant church is within 100 feet of an existing tavern/lounge; that the Board takes judicial notice of statutes in effect under which the rights of 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 in which it is located; that the establishment of a church at this location is not compatible with the business character of S. Ashland Avenue and would inhibit future business development; 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: Esslin Enterprises, Inc.
APPEARANCES FOR: Essam S. Abdullah
APPEARANCES AGAINST:

CAL. NO. 321-93-S
MAP NO. 8-H
MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 3458 S. Damen Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Esslin Enterprises, Inc., for Marquette National Bank, Tr. #10281, owner, on September 21, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a package liquor store in a 2-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 3458 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.3-4. §8.4-2, §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 November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 25, 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 brick store and apartment building; that the Board finds in this case that no evidence was presented, as required under Section 11.10-4 of the zoning ordinance to indicate that the proposed use is necessary for the public convenience at this location; nor that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; nor that the proposed use 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 denied.

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

APPLICANT: Deborah's Place
 APPEARANCES FOR: David L. Reifman
 APPEARANCES AGAINST: Mary J. McGinty, Owen Deutsch, et al.
 PREMISES AFFECTED— 1530 N. Sedgwick Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 322-93-S
 MAP NO. 3-F
 MINUTES OF MEETING
 November 19, 1993

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, Deborah's Place, for John P. Daleiden Co., Inc., owner, on September 15, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter on the ground floor and a transitional shelter on the 2nd floor of a 4-story brick building, in a C1-3 Restricted Commercial District, on premises at 1530 N. Sedgwick Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.4-1(15), §9.4-1(11)."

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with a 4-story brick commercial building; that the applicant previously operated a shelter at 1404½ N. Sedgwick until April of 1993 when it had to vacate the premises at that address; that the applicant moved to a temporary site located at 1866 N. Milwaukee Avenue which was operated by the the applicant as a 30-bed temporary overnight shelter for homeless women and for which a special use approval was granted by the Board on April 16, 1993 in Calendar No. 132-93-S; that the applicant proposes to establish a 30-bed temporary overnight shelter on the ground floor and a 10-bed transitional shelter on the 2nd floor of the subject building; that the applicant also proposes to provide a manager's apartment and affordable single-room occupancy dwelling units on the 3rd and 4th floors of the subject building; that professional staff personnel and volunteers will be present on site at all times during which the facilities are being operated; that separate entrances will be provided for the single-room occupancy units and for the shelters; that

MINUTES OF MEETING
November 19, 1993
Cal. No. 322-93-S

no alcohol, drugs or weapons are permitted on the premises; that no persons with alcohol or drug abuse problems will be accepted by the facility; that the applicant will enforce strict rules of conduct for persons using the shelter facilities and the failure of such persons to observe such rules is grounds for exclusion from the facilities; that the establishment of a 30-bed temporary overnight shelter and a 10-bed transitional shelter for homeless women is necessary for the public convenience at this location to continue to help alleviate the City's shortage of such facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth and that the facilities shall meet all applicable provisions of the municipal and state ordinances governing the establishment of temporary and transitional shelter facilities; and that the proposed use is compatible with the mixed improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 30-bed temporary overnight shelter on the ground floor, a 10-bed transitional shelter on the 2nd floor with affordable single-room occupancy dwelling units, plus a dwelling unit for the manager of the shelters to be located on the 3rd and 4th floors of a 4-story brick building, on premises at 1530 N. Sedgwick Street, upon condition that the building shall not be used as a shelter facility or single-room occupancy living units until the building complies with all applicable code regulations; that no women with drug, alcohol or mental problems shall be accepted as clients by the shelters; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a temporary overnight shelter and a transitional shelter for homeless women with additional single-room occupancy living units, or any increase in shelter beds, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Rosalie Powell
 APPEARANCES FOR: Rosalie Powell, Geraldine Simmons
 APPEARANCES AGAINST:

CAL. NO. 323-93-A
 MAP NO. 26-F
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED-- 10809 S. Wentworth Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Rosalie Powell, owner, on September 8, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy-variety-retail store in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 10809 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 that the subject site is improved with a 2-story brick store and apartment building; that evidence presented indicates that the non-conforming store premises has been occupied by business uses in the past, one use having been a retail food store approved by the Board on March 9, 1965 in Calendar No. 111-65-A; that evidence presented indicates that the subject store has been vacant for the past two years; that under Section 6.4-5 the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Delma Almodovar-Collazo
 APPEARANCES FOR: Delma Almodovar-Collazo
 APPEARANCES AGAINST:

CAL. NO. 324-93-A
 MAP NO. 8-I
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 3107-09 W. 38th Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Delma Almodovar-Collazo, for Moises Almodovar, Jr. and Delma Almodovar-Collazo, owners, on September 15, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto customizing shop in a 1-story brick garage building, in an R3 General Residence District, on premises at 3107-09 W. 38th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 1-story brick non-conforming garage building; that on March 17, 1989 the Board sustained an appeal permitting the establishment of a business for the installation of anti-theft devices in automobiles in the subject garage building, in Cal. No. 67-89-A; that the appellant seeks to establish an auto customizing business consisting of the installation of carpets, sunroofs, convertible tops, etc. at the subject site; that the change of use to an auto customizing business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an auto customizing shop in a 1-story brick garage building, on premises at 3107-09 W. 38th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M. Monday through Saturday; that all work shall be conducted entirely within the subject building; 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: Vincent Burton
 APPEARANCES FOR: Vincent Burton
 APPEARANCES AGAINST:

CAL. NO. 325-93-A
 MAP NO. 3-M
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 5749 W. Augusta Boulevard
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Vincent Burton, for Ghassan Agsheh, owner, on September 13, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a 2-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 5749 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.3-3. §8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 brick and frame multi-store and apartment building; that the appellant proposes to establish a barber shop/beauty salon in a non-conforming store in the building at the subject site; that the subject store premises has been previously occupied by business uses; that licensing requirements have caused the case to be filed; 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 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 barber shop/beauty salon in a 2-story brick and frame store and apartment building, on premises at 5749 W. Augusta Boulevard, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 8 P.M. Tuesday through 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: Francisco Pina
APPEARANCES FOR: Francisco Pina
APPEARANCES AGAINST:

CAL. NO. 326-93-A
MAP NO. 1-H
MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 709 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, Francisco Pina, for Reynaldo Figueroa, owner, on September 16, 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 2-story brick store and apartment building, in an R3 General Residence District, on premises at 709 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 brick store and apartment building; that the subject premises has been previously occupied by business uses, the last use being a restaurant which did not open; that there has been no intent to abandon the use of the premises for business use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a 2-story brick store and apartment building, on premises at 709 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours of 8 A.M. to 9 P.M., Monday through 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: Antonia Castaneda **CAL. NO.** 327-93-A
APPEARANCES FOR: Harry Schroeder, Antonia Castaneda **MAP NO.** 9-H
APPEARANCES AGAINST: Eugene C. Schulter, Carole Rosenkoetter et al. **MINUTES OF MEETING**
November 19, 1993
PREMISES AFFECTED— 1935 W. Roscoe Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Antonia Castaneda, for Manuel Castaneda, owner, on September 16, 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 2-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 1935 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 brick building containing a non-conforming store on the ground floor and an apartment above; that the appellant proposes to establish a non-conforming grocery and candy store in the subject site building; that the subject site is a 37.5' x 125.05' lot containing the subject building on the front of the lot, a 21' x 25' garage at the rear, and a 12.5' x 50' encroachment of a portion of the garage building existing on the adjoining parcel to the east, as depicted in the 1986 survey filed as a post-hearing exhibit; that the appellant purchased the subject site in 1987 at which time the subject store was vacant; that the appellant testified that the previous business use was a tailor shop, about 8 years ago; that the Board finds that the lack of continuity of a valid business use for the last 8 years in the subject non-conforming store constitutes the abandonment of a non-conforming use; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the establishment of a non-conforming grocery store in the non-conforming store at the subject site; 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: Prescilla O. Laurilla
 APPEARANCES FOR: Prescilla O. Laurilla
 APPEARANCES AGAINST:

CAL. NO. 328-93-A
 MAP NO. 11-J
 MINUTES OF MEETING
 NOVember 19, 1993

PREMISES AFFECTED— 4125 N. Kimball 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, Prescilla O. Laurilla, for Rafael and Prescilla Laurilla, owners, on September 28, 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 2-story frame store and apartment building, in an R3 General Residence District, on premises at 4125 N. Kimball Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 7, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 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 store and apartment building; that the appellant purchased the subject property in 1990 and has been trying to lease out the subject store premises since that time; that because her attempts to lease the subject store have been unsuccessful the appellant proposes to establish and operate a grocery store at the site; that there has been no intent to abandon the store premises for business use, the fixtures having remained in place during the interim period; that licensing requirements have caused the case to be filed; 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 grocery store in a 2-story frame store and apartment building, on premises at 4125 N. Kimball 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: Marian Fadrowski
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 329-93-A
MAP NO. 9-L
MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 5321-23 W. Cornelia Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal dismissed for want of procution.

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: Miguel Resendez
 APPEARANCES FOR: Miguel Resendez
 APPEARANCES AGAINST:

CAL. NO. 330-93-A
 MAP NO. 7-L
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 4826 W. Oakdale Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Appeal 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

THE RESOLUTION:

WHEREAS, Miguel Resendez, owner, on September 27, 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 three dwelling units, in an R3 General Residence District, on premises at 4826 W. Oakdale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 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."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story with basement brick residential building with a 2-car frame garage in the rear of the 3,750 sq. ft. lot; that no evidence was presented to indicate the existence of 3 dwelling units in the building on the subject site prior to the year 1942; that under Section 7.5-3 of the zoning ordinance, which requires 2,500 square feet of lot area per dwelling unit, the Board has no authority to permit three dwelling units in the 2-story brick with basement building at the subject site; 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: Raymond Lee
APPEARANCES FOR: Larry M. Mack
APPEARANCES AGAINST:

CAL. NO. 331-93-A
MAP NO. 6-F
MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 2707 S. Wells Street

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

ACTION OF BOARD—

Appeal dismissed
without prejudice.

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: Champagne Corp.
 APPEARANCES FOR: Nancy Grossman
 APPEARANCES AGAINST:

CAL. NO. 332-93-A
 MAP NO. 5-F
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 2140 N. Lincoln Park West
 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, Champagne Corp., for Water Tower Realty Mgmt., owner, on September 3, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a music and dance license for an existing restaurant and lounge in an 11-story brick apartment building, in an R7 General Residence District, on premises at 2140 N. Lincoln Park West; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.3-7."

and

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

WHEREAS, the district maps show that the premises is located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R7 General Residence District; that the subject site is improved with an 11-story brick apartment building with a restaurant/lounge on the ground floor; that the appellant is seeking a music and dance license to allow light entertainment provided by one piano to be located in the bar area; that the proposed piano entertainment will be provided during the hours of 8 P.M. to 1:00 A.M., Monday through Saturday; that entertainment presented on a limited scale by one piano may be considered accessory to the principal restaurant and lounge operations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a music and dance license for accessory entertainment only for an existing restaurant and lounge in an 11-story brick apartment building, on premises at 2140 N. Lincoln Park West, 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: Nicholas Iatridis
 APPEARANCES FOR: Patrick J. Crotty, Nicholas Iatridis
 APPEARANCES AGAINST:

CAL. NO. 333-93-A
 MAP NO. 9-H
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 3613 N. Nora Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Nicholas Iatridis, owner, on September 29, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1-story brick building as a single-family dwelling on the rear of the lot additionally improved with a 1-story brick residence on the front of the lot, in an R2 Single-Family Residence District, on premises at 3613 N. Nora Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §5.5, §7.8-2, §7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 said use is located in an R2 Single-Family Residence District; that the subject site is a 30' x 126.88' lot improved with a 1-story brick single-family dwelling in the front of the lot and a 1-story brick single-family dwelling in the rear of the lot; that records of the City of Chicago indicated that in 1975, Permit No. 508639 was issued for the erection of a single-family residence on the front of the subject site lot conditioned upon the residence at the rear being converted to a garage to house the required parking space; that violation notices were subsequently sent to the property owner and the matter sent to court; that a court inspection assignment states that the rear building was converted to storage use and that plumbing and cooking apparatus was removed; that the appellant

MINUTES OF MEETING

November 19, 1993

Cal. No. 333-93-A

now seeks to legalize the rear building as a single-family dwelling; that the Board has no authority to permit the said legalization of the rear building in that the request violates the number of principal buildings allowed on a zoning lot and the number of dwelling units allowed in a single-family residence district; 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: The Niagara Group

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 4617 W. Division Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 18, 1994.

CAL. NO. 334-93-S

MAP NO. 3-K

MINUTES OF MEETING
November 19, 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: The Niagara Group

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 229-93-S

MAP NO. 3-K

MINUTES OF MEETING

November 19, 1993

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

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 18, 1994.

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: William Schopf
 APPEARANCES FOR: Richard J. Troy
 APPEARANCES AGAINST:

CAL. NO. 181-93-Z
 MAP NO. 9-M
 MINUTES OF MEETING
 November 19, 1993

PREMISES AFFECTED— 823 N. May 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, William Schopf, owner, on April 12, 1993, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4-story single-family dwelling, whose front yard will be 5 feet instead of 12 feet, whose north side yard will be 1.0 feet and whose south side yard will be 2.0 feet instead of 2.5 feet each, and whose rear yard will be 5 feet instead of 30 feet, on premises at 823 N. May Street; 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, §7.7-4, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 25.04' x 100' unimproved lot on a block having vaulted sidewalks; that the applicant seeks to erect a 4-story 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; that the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

November 19, 1993

Cal. No. 181-93-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 4-story single-family dwelling, whose front yard will be 5 feet instead of 12 feet, whose north side yard will be 1.0 feet and whose south side yard will be 2.0 feet instead of 2.5 feet each, and whose rear yard will be 5 feet instead of 30 feet, on premises at 823 N. May 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: Sheffield Systems, Inc.

CAL. NO. 68-93-A

PEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING

March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 6700 S. Jeffery Boulevard

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 4 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 4 outdoor public telephone(s) on premises at 6700 S. Jeffery Blvd. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 69-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 7257 S. Jeffery Boulevard

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 3 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 3 outdoor public telephone(s) on premises at 7257 S. Jeffery Blvd. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the request ed Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 70-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 401 E. 87th Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 401 E. 87th Street pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 71-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 7900 S. South Shore Drive

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

Appeal denied and the decision of the Zoning Administrator affirmed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, on December 7, 1993, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 7900 S. South Shore Dr. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 72-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 8258 S. Exchange Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1993, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 8258 S. Exchange Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 73-93-A

MAP NO.

MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 3655 W. 63rd Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1993, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 3655 W. 63rd Street pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Metrotel
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 74-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 5516 S. Pulaski Road

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on November 20, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 5516 S. Pulaski Rd. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on December 23, 1992, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 75-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 7900 S. LaFayette Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 7900 S. LaFayette Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 76-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 7601 S. Halsted Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 7601 S. Halsted St. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 77-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 10258 S. Western Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 10258 S. Western Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 78-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING

March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 8701 S. Ashland Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 8701 S. Ashland Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 79-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 1116 W. 95th Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 1116 W. 95th Street pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 80-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 9801 S. Halsted Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 9801 S. Halsted St. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 81-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 345 W. 95th Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 345 W. 95th Street pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 82-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 9901 S. Halsted Street

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 9901 S. Halsted St. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 83-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 11163 S. Vincennes Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 4 outdoor public telephone(s).

ACTION OF BOARD—

Appeal denied and the decision of the Zoning Administrator affirmed.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 4 outdoor public telephone(s) on premises at 11163 S. Vincennes Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL. NO. 84-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 4049 W. Washington Boulevard

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 4049 W. Washington Blvd. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.
 APPEARANCES FOR: Henry T. Kelly
 APPEARANCES AGAINST:

CAL. NO. 85-93-A
 MAP NO.
 MINUTES OF MEETING
 March 26, 1993 and
 November 19, 1993

PREMISES AFFECTED— 246 S. Cicero Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 2 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 2 outdoor public telephone(s) on premises at 246 S. Cicero Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Sheffield Systems, Inc.

CAL NO. 86-93-A

APPEARANCES FOR: Henry T. Kelly

MAP NO.

APPEARANCES AGAINST:

MINUTES OF MEETING
March 26, 1993 and
November 19, 1993

PREMISES AFFECTED— 3181 N. Milwaukee Avenue

SUBJECT— Appeal from the Zoning Administrator's denial of an Exception request for the installation of 1 outdoor public telephone(s).

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision 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, on December 7, 1992, the Zoning Administrator denied the appellant's Exception application for the installation of 1 outdoor public telephone(s) on premises at 3181 N. Milwaukee Ave. pursuant to Article 11.7A-1 and Section 11.7A-3(12) of the Chicago Zoning Ordinance; and

WHEREAS, on January 8, 1993, the appellant filed an appeal from said decision with the Zoning Board of Appeals pursuant to Article 11.8-1 of the Zoning Ordinance; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on March 26, 1993 and the regular meeting held on November 19, 1993

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds that no evidence was presented that would indicate that the Zoning Administrator was wrong in denying the requested Exception; that the Zoning Administrator has to deal with Exception requests in the day-to-day operation of his department and that he has the necessary resources needed to communicate with neighborhood community groups, church groups, property owners, aldermen, etc., and uses the input from these sources in formulating his decision to grant or deny an Exception; that the Board believes that the Exception Ordinance authority given the Zoning Administrator is due to his ability to perform the functions necessary in carrying out the spirit of the ordinance in making his determinations; that the Board agrees with this concept and finds in this case that the Zoning Administrator was correct in his determination that the subject outdoor public telephone(s) would be detrimental to the public welfare and/or injurious to other property or improvements in the neighborhood in which it is located; 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: Jan Boratynski
 APPEARANCES FOR: John J. Pikarski, Jr., Jan Boratynski
 APPEARANCES AGAINST: Betty Starsiak, Thomas Allen
 PREMISES AFFECTED— 6037 W. Addison Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 265-93-S
 MAP NO. 9-M
 MINUTES OF MEETING
 November 19, 1993

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, Jan Boratynski, owner, on July 20, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 2-dwelling units on the ground floor in the conversion of the use of a 1½-story with English basement frame building from 2 dwelling units to 4 dwelling units, in a B4-1 Restricted Service District, on premises at 6037 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.5-3, §8.3-4(1), §8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1993 after due notice thereof by publication in the Chicago Sun-Times on August 30, 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 60' x 126' lot improved with a 1½-story with English basement frame building; that the applicant seeks to establish 2 dwelling units on the ground floor in the conversion of the use of the aforesaid building from 2 dwelling units to 4 dwelling units; that the said building was construction prior to 1900; that the applicant purchased the said building in March, 1990 as a 4 dwelling unit building; that the proposed use is necessary for the public convenience at this location in that there is no demand for ground floor commercial property in this block of W. Addison Street; that the plight of the owner is duetocode requirements which necessitates special use approval for ground floor dwelling units in this B4-1 business district; that the subject site has been a residential use for many years and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that it will be compatible with the mixed business and residential improvements of which many have similar ground floor residential dwelling units; it is therefore

MINUTES OF MEETING
November 19, 1993
Cal. No. 265-93-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 2-dwelling units on the ground floor in the conversion of the use of a 1½-story with English basement frame building from 2 dwelling units to 4 dwelling units, on premises at 6037 W. Addison Street, upon condition that the building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; 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: Mint Pawners & Jewelers, by Susan G. Connelly

CAL. NO. 274-93-S

APPEARANCES FOR:

MAP NO. 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 1901-09 W. Howard Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 18, 1994.

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: Goldstar Jewelry & Collateral Co., by Bruce Lewis,
APPEARANCES FOR: President
APPEARANCES AGAINST:

CAL. NO. 276-93-S
MAP NO. 11-H
MINUTES OF MEETING
November 19, 1993

PREMISES AFFECTED— 1938 W. Irving Park Road
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn
upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Interventions
APPEARANCES FOR: James M. Kane
APPEARANCES AGAINST: David Epstein, et al

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

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

ACTION OF BOARD—

Case continued to

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		

MINUTES OF MEETING
November 19, 1993
182-93-Z

Howard R. Perino, owner, presented a written request for an extension of time in which to present plans and obtain necessary permits for 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, which variations were granted by the Board on June 18, 1993, in Calendar No. 182-93-Z.

Mr. Perino stated that he is still not able to apply for the building permit because his architect has not yet completed the plans and that as winter is arriving, he will not be able to start construction until spring or summer.

Chairman Spingola moved that the request be granted and the time extended to June 19, 1994 in which to obtain the necessary building permits. The motion prevailed by yeas and nays as follows:

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