

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

~~held in Room 569 County Building on Friday, February 17, 1995  
at 9:00 A.M. and 2:00 P.M.~~

The following members were present and constituted a quorum:

Joseph J. Spingola  
Chairman  
Anthony J. Fornelli  
Gigi McCabe-Miele  
Thomas S. Moore

MINUTES OF MEETING

February 17, 1995

Member Fornelli moved that the Board approve the minutes of the proceedings of the regular meeting held on January 20, 1995 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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: Greater St. John M.B. Church

CAL. NO. 26-95-Z

APPEARANCES FOR:

MAP NO. 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 308-18 S. Kostner Avenue

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

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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:

Greater St. John M.B. Church

CAL. NO. 27-95-S

APPEARANCES FOR:

MAP NO. 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED—

332 S. Kostner Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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: Greater St. John M.B. Church

CAL. NO. 28-95-S

APPEARANCES FOR:

MAP NO. 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 4414-16 W. Gladys Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 21, 1995

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: Chicago City Day School

CAL. NO. 29-95-Z

APPEARANCES FOR:

MAP NO. 9-F

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 541-67 W. Hawthorne Place

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

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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: Michael Friedman  
 APPEARANCES FOR: Michael Friedman  
 APPEARANCES AGAINST:

CAL. NO. 30-95-Z  
 MAP NO. 15-J  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 6049 N. Monticello 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, Michael Friedman, owner, on December 29, 1994, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of 1st and 2nd floor additions to the rear of a 2-story brick single-family dwelling, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6049 N. Monticello Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 128' lot improved with a 2-story brick single-family dwelling with a 1-story brick rear addition; that the applicant proposes to erect a 1st floor addition behind the existing first floor rear addition and a new 2nd story addition above the existing 1-story rear addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to provide additional living space for the applicant and his family; that the plight of the owner is due to the need for additional bedroom, bath and kitchen space in this typical Georgian-style single-family dwelling; that the proposed additions will be compatible with existing residential improvements in the area, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

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Cal. No. 30-95-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 1st and 2nd floor additions to the rear of a 2-story brick single-family dwelling, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6049 N. Monticello Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: LaSalle National Bank, as Trustee, Tr. #111829 CAL. NO. 31-95-Z  
 APPEARANCES FOR: Valda Staton MAP NO. 8-F  
 APPEARANCES AGAINST: MINUTES OF MEETING  
 February 17, 1995  
 PREMISES AFFECTED— 3534-40 S. Calumet Avenue  
 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		

Variations granted.

THE RESOLUTION:

WHEREAS, LaSalle National Bank, as Trustee, Tr. #111829, owner, on January 12, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story approximately 14.62' x 27.4' addition to the south side of a 3-story brick single-family dwelling whose rear yard will be 5.17 feet instead of 30 feet, on premises at 3534-40 S. Calumet Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1995 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; 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 said use is to be located in an R5 General Residence District; that the subject site is composed of three separate 26.40' x 54' lots with the 3538 S. Calumet lot the site of the said 1-story addition to the south side of the existing 3-story brick single family dwelling located on abutting lot to the north; that the said 1-story approximately 14.62' x 27.4' addition is presently under construction; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to expand the existing kitchen space and provide a new family room for the beneficial owners of the subject property under Tr. #111829; that the plight of the owner is due to the shallow 54' depth of the subject lot; that the said 1-story addition will be compatible with existing improvements, many of which do not conform with the rear yard requirements of the zoning ordinance; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 31-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story approximately 14.62' x 27.4' addition to the south side of a 3-story brick single-family dwelling whose rear yard will be 5.17 feet instead of 30 feet, on premises at 3534-40 S. Calumet 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: Abundant Life Missionary Baptist Church  
 APPEARANCES FOR: Langdon Neal  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED--- 2300-06 W. 69th Street  
 SUBJECT--- Application for the approval of a special use.

CAL. NO. 32-95-S  
 MAP NO. 16-H  
 MINUTES OF MEETING  
 February 17, 1995

ACTION OF BOARD---

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Abundant Life Missionary Baptist Church, owner, on January 5, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing 1-story church building at 2306 W. 69th Street, approved by the Board on March 23, 1984 in Cal. No. 72-84-S, by erecting a 1-story 24' x 59' addition to the east side connecting the 2-story building at 2300 W. 69th Street to be used as an auditorium and fellowship hall, in a B4-1 Restricted Service District, on premises at 2300-06 W. 69th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; 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 on March 23, 1984, the Board approved the establishment of the applicant church in a 1-story brick building at the subject site, in Calendar No. 72-84-S; that on October 19, 1990 the Board approved the expansion of the existing church building at the subject site by the erection of a 1-story 24' x 59' addition to the east connecting the 2-story building at 2300 W. 69th Street, in Calendar No. 267-90-S; that on October 18, 1991 the Board granted an extension of time in which to obtain necessary permits for the erection of the aforesaid 24' x 59' addition; that the testimony presented in Calendar No. 267-90-S, is hereby made part of the record in this case; that the applicant was not able to obtain financing to erect the proposed 1-story 24' x 59' addition and now seeks to go forward with the project in the instant application; that the proposed use is necessary for the public convenience at this location to provide auditorium and fellowship hall facilities for the applicant church; that the

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Cal. No. 32-95-S

the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will meet all applicable building code regulations and that adequate on-site parking is provided to the west of the existing church building; that the proposed addition will be compatible with existing improvements in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing 1-story church building at 2306 W. 69th Street, approved by the Board on March 23, 1984 in Calendar No. 72-84-S, by erecting a 1-story 24' x 59' addition to the east side connecting the 2-story building at 2300 W. 69th Street to be used as an auditorium and fellowship hall, on premises at 2300-06 W. 69th 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: Redeemed Tabernacle Church of God in Christ, by Rev. Charles Garrett  
 APPEARANCES FOR: DaVina L. Farmer  
 APPEARANCES AGAINST:

CAL. NO. 33-95-S  
 MAP NO. 4-K  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 1340-44 S. Pulaski Road  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Redeemed Tabernacle Church of God in Christ, by Rev. Charles Garrett, for Redeemed Tabernacle Church of God in Christ, owner, on December 16, 1994, filed an application for the approval of the erection of a 1-story addition to the south side of an existing 2-story brick church (approved by the Board on February 19, 1990, Calendar No. 35-90-S), in a C1-2 Restricted Commercial District, on premises at 1340-44 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1994 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on February 19, 1990 the Board approved the certification of the existing applicant church in a 2-story brick building at the subject site, in Calendar No. 35-90-S; that the applicant proposes to erect a 1-story addition to the south side of the existing 2-story church building at the subject site; that the proposed use is necessary for the public convenience at this location to provide additional sanctuary, educational, kitchen and meeting spaces; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will meet all applicable building code regulations and that adequate off-street parking will be provided at 1352-56 S. Pulaski Road in companion application No. 34-95-S; that the proposed 1-story addition will be an improvement in this block which has many vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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the Zoning Administrator is authorized to permit the erection of a 1-story addition to the south side of an existing 2-story brick church (approved by the Board on February 19, 1990, Calendar No. 35-90-S), on premises at 1340-44 S. Pulaski Road, upon condition that off-site accessory parking shall be located at 1352-56 S. Pulaski Road, as provided for in companion application No. 34-94-S to fulfill the parking requirement for the applicant church; that said parking shall be available at all times for the use of the applicant church as provided for under Section 5.8-5 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Redeemed Tabernacle Church of God in Christ, by Rev.  
 APPEARANCES FOR: DaVina L. Farmer Charles Garrett  
 APPEARANCES AGAINST:

CAL. NO. 34-95-S  
 MAP NO. 4-K  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 1352-56 S. Pulaski Road  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Redeemed Tabernacle Church of God in Christ, by Rev. Charles Garrett, for Redeemed Tabernacle Church of God in Christ, owner, on December 16, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 1352-56 S. Pulaski Road, to fulfill the parking requirement for a church at 1340-44 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1994 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on February 17, 1995, the Board approved the erection of a 1-story addition to the south side of the applicant's existing 2-story brick church building at 1340-44 S. Pulaski Road, in Calendar No. 33-95-S; that the subject site is a 74' x 125' lot currently in use as off-street parking for the applicant church; that the applicant proposes to establish off-site accessory parking at the subject site to replace the parking spaces which will be lost by the erection of the aforesaid 1-story addition to the existing church building at 1340-44 S. Pulaski Road; that the proposed use is necessary for the public convenience at the subject site to fulfill the parking requirement for the applicant church at 1340-44 S. Pulaski Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the establishment of an off-site parking lot with landscaping will be an improvement in this block which contains many vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 34-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1352-56 S. Pulaski Road, to fulfill the parking requirement for a church at 1340-44 S. Pulaski Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting driveways, with 5 feet high wrought iron fencing; that striping shall be provided, that lighting shall be provided; that ingress and egress shall be via W. 14th Street; that there shall be no ingress nor egress via the public alley abutting the site to the west; that the driveways shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: Faith Revival Center Church, by Rev. Wyatt McCray

CAL. NO. 35-95-S

APPEARANCES FOR:

MAP NO. 20-H

APPEARANCES AGAINST:

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February 17, 1995

PREMISES AFFECTED— 8042-44 S. Ashland Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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: Mt. Carmel Children of God Church (Baptist)  
 APPEARANCES FOR: Rev. Walter Butts  
 APPEARANCES AGAINST:

CAL. NO. 36-95-S  
 MAP NO. 12-H  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 5135-41 S. Damen Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Mt. Carmel Children of God Church (Baptist), owner, on January 4, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 280-seat church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 5135-41 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; 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 168' x 96' lot improved with a 1-story former grocery store and on-site parking lot; that the applicant church has been located for the past eight years at 11030 S. Longwood Drive; that the proposed use is necessary for the public convenience at the subject site location to provide adequate space necessary for worship services and outreach ministry programs; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate off-street parking and that the subject building will conform with all applicable building code regulations; that the proposed use will be compatible with the predominantly residential character of S. Damen Avenue in this 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 280-seat church in

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a 1-story brick building, on premises at 5135-41 S. Damen Avenue, upon condition that no use shall be made of the subject premises for a church until the building complies with all applicable building code regulations with plans and permits obtained indicating such compliance; that the parking lot shall be used solely for the parking of private passenger automobiles; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed on north, east and west lot lines, excepting the driveway, with 4 feet high wrought iron fencing and wrought iron security gate; that striping shall be provided; that concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be via S. Damen Avenue; that there shall be no ingress nor egress from the public alley abutting the site to the east; that the driveway shall be constructed in accordance with applicable ordinances; that landscaping shall be provided as indicated on the applicant's site plan dated February 10, 1995; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Jaime Linares  
 APPEARANCES FOR: Thomas E. Johnson, Jaime Linares  
 APPEARANCES AGAINST:

CAL. NO. 37-95-S  
 MAP NO. 6-K  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 2541 S. Kildare Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jaime Linares, for Chicago Title & Trust Co., T/U/T #1098652, owner, on December 29, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 12 private passenger automobiles, in an R3 General Residence District, on premises at 2541 S. Kildare Avenue, to serve a laundrette at 4234 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; 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 49.51' x 81' unimproved lot located on the southwest corner of S.Kildare Avenue and W. 25th Place and is separated from the use served by an alley located behind the W. 26th Street commercial buildings; that the proposed use is necessary for the public convenience at this location to provide 12 off-street parking spaces for a laundrette business located at 4234 W. 26th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot which will be operated during the business hours of the laundrette and which will be improved and operated under the conditions hereinafter set forth; that the proposed parking lot, located north of the said laundrette across a public alley and open only during the laundrette's hours of business, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 12 private passenger automobiles, on premises at 2541 S. Kildare Avenue, to serve a laundrette at 4234 W. 26th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that four foot high wrought iron fencing shall be provided on the periphery of the lot, excepting the driveways; that a two feet high steel beam guard rail shall be provided on the east lot line abutting the public alley and that a six feet high wood privacy fence shall be provided on the east property line; that striping shall be provided; that lighting shall be provided; that ingress to the parking lot shall be from S. Kildare Avenue; that egress shall be via a driveway located in the southeast corner of the site exiting to the public alley upon condition that a waiver of the alley barrier is obtained from the City Council; that the parking lot shall be locked by security chains during all hours when not in use by the laundrette customers; that the driveway located on S. Kildare Avenue shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Jaime Linares  
 APPEARANCES FOR: Thomas E. Johnson, Jaime Linares  
 APPEARANCES AGAINST:

CAL. NO. 38-95-Z  
 MAP NO. 6-K  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 2541 S. Kildare 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, Jaime Linares, for Chicago Title & Trust Co., T/U/T #1098652, owner, on December 29, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site accessory parking lot for 12 private passenger automobiles, on premises at 2541 S. Kildare Avenue, to serve a launderette at 4234 W. 26th Street, whose front yard will be 11.5 feet instead of 12.96 feet and which will be operated between the hours of 5:30 a.m. and 11:00 p.m. to conform to the hours of operation of the launderette; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on February 17, 1995, the Zoning Board of Appeals approved the establishment of an off-site accessory parking lot for 12 private passenger automobiles, at the subject site, to serve a launderette at 4234 W. 26th Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front yard variation requested is necessary to preserve the existing entrance on S. Kildare Avenue and to maximize the space available on the lot for the 12 parking spaces; that the hours of operation, 5:30 a.m. to 11:00 p.m., of the parking lot are necessary to conform to the hours of operation of the launderette, which hours of operation were requested by launderette customers; that the plight of the owner is due to the necessity of maximizing the available space on the property for parking spaces and to conform the hours of the parking lot operating with the business hours of the launderette; that with landscaping and operation during the launderette's

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business hours, 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 establishment of an off-site accessory parking lot for 12 automobiles, on premises at 2541 S. Kildare Avenue, to serve a laundrette at 4234 W. 26th Street, whose front yard will be 11.5 feet instead of 12.96 feet and which will be operated between the hours of 5:30 a.m. and 11:00 p.m. to conform to the hours of operation of the laundrette, upon condition that the provisions and standards stated in companion application, Calendar No. 37-95-S, shall be complied with; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Lucky Strike Corporaton  
 APPEARANCES FOR: John Fritchey  
 APPEARANCES AGAINST: Mel Schachter, Manny Torres

CAL. NO. 39-95-S  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 February 28, 1995

PREMISES AFFECTED— 1152 W. Diversey Parkway  
 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 approved.

THE RESOLUTION:

WHEREAS, The Lucky Strick Corporation, for Richard J. Schnakenberg as Trustee, owner, on December 30, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 10 leased spaces in an existing parking lot as off-site accessory parking, in a C1-2 Restricted Service District, on premises at 1152 W. Diversey Parkway, to satisfy the parking requirement for a proposed eight-lane bowling alley, at 2743-49 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 28, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1. §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 February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

WHEREAS, the district maps show that the premises is located in a C1-2 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 C1-2 Restricted Commercial District; that the subject site is a 48' x 125' lot improved with a parking lot with access from W. Diversey Parkway; that the applicant proposes to establish an eight lane bowling alley/restaurant at 2743-49 N. Lincoln Avenue and that in order to obtain a Public Place of Amusement (PPA) license, the applicant is required to provide off-street parking spaces; that the proposed use is necessary for the public convenience at the subject site in order to satisfy the parking requirement for the aforesaid proposed eight-lane bowling alley/restaurant; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed 10 leased parking spaces which will be used by the applicant during business hours of the proposed bowling alley/restaurant which are from 4 p.m. to 2 a.m. Monday through Friday, Noon to 3 a.m. Saturday and Noon to 1 a.m. Sunday; that the terms of the lease are from May 12, 1995 through May 31, 2000 with a five-year option to renew; that the leasing of 10 parking spaces by the applicant will be compatible with the existing use of the subject site as a parking lot and will not cause

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substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 10 leased spaces in an existing parking lot as off-site accessory parking, on premises at 1152 W. Diversey Parkway, to satisfy the parking for a proposed eight-lane bowling alley/restaurant at 2743-49 N. Lincoln Avenue, upon condition that the use of the parking spaces by the applicant shall be limited to the business hours of the proposed bowling alley/restaurant, 4 p.m. to 2 a.m. Monday through Friday, Noon to 3 a.m. Saturday and Noon to 1 a.m. Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued; and be it further

RESOLVED, that the 10 leased parking spaces shall be maintained and operated in conformance with the provisions stated herein and with §5.8-5 of the zoning ordinance.

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

APPLICANT: The Lucky Strike Corporation  
 APPEARANCES FOR: John Fritchey  
 APPEARANCES AGAINST: Mel Schachter, Manny Torres

CAL. NO. 40-95-Z  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 1152 S. Diversey Parkway  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, The Lucky Strike Corporation for Richard J. Schnakenberg as Trustee, owner, on December 30, 1994, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, 10 spaces in an existing off-site accessory parking lot, on premises at 1152 S. Diversey Parkway, serving a hardware store located at 2767 N. Lincoln Avenue, approved by the Board on 8/25/71 in Cal. No. 172-71-S, to also serve as the required parking spaces for a proposed eight-lane bowling alley at 2743-49 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 30, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1, §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 February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on August 25, 1971 the Board approved, under certain conditions, the establishment of an off-site parking lot for the parking of private passenger automobiles at the subject site for the use of a business (Schnakenberg Ace Hardware Stores, Inc.) located at 2767 N. Lincoln Avenue, in Cal. No. 172-71-S.; that on February 17, 1995 the Board approved the establishment of 10 leased spaces in the existing parking lot at the subject site as off-site accessory parking to satisfy the parking requirement for a proposed eight-lane bowling alley/restaurant at 2743-79 N. Lincoln Avenue; that the hours of operation of the proposed bowling alley/restaurant are 4 p.m. through 2 a.m., Mon.-Fri. Noon to 3 a.m. Saturday and Noon to 1 a.m. Sunday; that the hours of operation of the hardware store are 8 a.m. to 8 p.m. Monday through Friday, 8 a.m. to 5:30 p.m. Saturday and 9 a.m. to 5 p.m. Sunday; 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

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in this district in that the proposed 10 leased parking spaces at the subject site are necessary in order for the applicant to be able to obtain their Public Place of Amusement (PPA) license to operate the bowling alley/restaurant at 2743-49 N. Lincoln Avenue; that the plight of the owner is due to lack of off-site parking facilities within the 500 feet distance requirement from the use served; that although there is some overlap in business hours of the proposed bowling alley/restaurant and the hardware store, the majority of the bowling alley/restaurant patrons will utilize the leased parking spaces in the evening hours; and that the variation, if granted, will help alleviate parking congestion in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit 10 spaces in an existing off-site accessory parking lot, on premises at 1152 S. Diversey Parkway, serving a hardware store located at 2767 N. Lincoln Avenue, approved by the Board on 8/25/71 in Cal. No. 172-71-S, to also serve as the required parking spaces for a proposed eight-lane bowling alley/restaurant at 2743-49 N. Lincoln Avenue, upon condition that the 10 leased parking spaces shall be used only during the hours of operation of the proposed bowling alley/restaurant, 4 p.m. through 3 a.m. Monday through Friday, Noon to 2 a.m. Saturday and Noon to 1 a.m. Sunday, only; 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: Jaime Rodriguez, by Paul A. Kolpak  
 APPEARANCES FOR: Jacob Reiss, Jaime Rodriguez  
 APPEARANCES AGAINST:

CAL. NO. 41-95-S  
 MAP NO. 3-H  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 2019 W. North Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jaime Rodriguez, by Paul A. Kolpak, for Chicago Transit Authority, owner, on November 18, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for private passenger automobiles on leased land, in a B4-2 Restricted Service District, on premises at 2019 W. North Avenue, to satisfy the parking requirement for a health club and 7 dwelling units to be established in an existing 3-story brick building located at 2100 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; 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 53' x 162' lot occupied by a paved parking lot; that the applicant proposes to lease the subject site from the Chicago Transit Authority for use as an off-site accessory parking lot; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a health club and 7 dwelling units to be established in an existing 3-story brick building located at 2100 W. North Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be operated under the conditions hereinafter set forth; that the applicant has a lease with the Chicago Transit Authority, including options, to the year 2010; that the proposed use is compatible with the existing mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 41-95-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for private passenger automobiles on leased land, on premises at 2019 W. North Avenue, to satisfy the parking requirement for a health club and 7 dwelling units to be established in an existing 3-story brick building located at 2100 W. North Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by 4 feet high wrought iron fencing, excepting the driveway; that striping shall be provided, that lighting and concrete wheel stops shall be provided; that ingress and egress shall be from W. North Avenue; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Midwest Limited Partnership  
 APPEARANCES FOR: Peter Holsten  
 APPEARANCES AGAINST:

CAL. NO. 42-95-S  
 MAP NO. 1-J  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED-- 3826-34 W. Madison Street  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, Midwest Limited Partnership, owner, on January 11, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 63 private passenger automobiles, in a B5-3 General Service District, on premises at 3826-34 W. Madison Street, to fulfill the parking requirement for 276 single room occupancy (SRO) units and retail space to be established in an existing 14-story brick building at 6 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1995 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, §8.3-5, §8.4-1(6), §8.11-1(24)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 3, 1995; and

WHEREAS, the district maps show that the premises is located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-3 General Service District; that the subject site is a 111' x 158' unimproved lot; that the applicant proposes to establish an off-site accessory parking lot for 63 private passenger automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for 276 single room occupancy units and retail space to be established in an existing 14-story brick building at 6 N. Hamlin Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 63 private passenger automobiles, on premises at 3826-34 W. Madison Street, to fulfill the parking requirement for 276 single-room occupancy (SRO) units and retail space to be established in an existing 14-story brick building at 6 N. Hamlin Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that two feet high steel beam guard rails shall be provided on the east and west property lines; that four feet high wrought iron fencing shall be provided on the north and south property lines, including wrought iron security gates at the established entrances/exits; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be via W. Madison Street; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Luis M. Lebron

CAL. NO. 43-95-S

APPEARANCES FOR:

MAP NO. 3-I

APPEARANCES AGAINST:

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February 17, 1995

PREMISES AFFECTED— 1018 N. California Avenue

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: Harris Trust and Savings Bank  
 APPEARANCES FOR: Langdon Neal  
 APPEARANCES AGAINST:

CAL. NO. 44-95-S  
 MAP NO. 12-D  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 901-55 E. 47th Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Harris Trust and Savings Bank, owner, on January 10, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of drive-through facilities in conjunction with a proposed 5,000 sq. ft. full service bank building, in B4-2 and B4-3 Restricted Service Districts, on premises at 901-55 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 10, 1995, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on January 30, 1995; and

WHEREAS, the district maps show that the premises is located in B4-2 and B4-3 Restricted Service Districts; 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 B4-2 and B4-3 Restricted Service Districts; that the subject site is an approximately 83,680 sq. ft. unimproved parcel of land; that the applicant proposes to establish a 4-lane drive-through banking facility in conjunction with a proposed 5,000 sq. ft. full service bank building to be erected at the subject site; that the subject parcel of land is located on the south side of E. 47th Street between S. Drexel Boulevard and S. Ellis Avenue; that S. Ingleside Avenue from E. 47th Street to 10 feet south of the public alley will be vacated and S. Ingleside Avenue at that point will be turned into a cul de sac; that the east/west public alley, starting east of S. Drexel Avenue and running to the alley west of S. Ellis Avenue will be vacated to provide a pedestrian walkway to the proposed bank building; that the proposed use is necessary for the public convenience at this location to provide a service necessary in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions herein-after set forth; that the proposed drive-through banking facility will be compatible with

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Cal. No. 44-95-S

the existing mixed business and residential 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 drive-through facilities in conjunction with a proposed 5,000 sq. ft. full service bank building, on premises at 901-55 E. 47th Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the applicant shall obtain a vacation of S. Ingleside avenue from E. 47th Street to 10 feet south of the public alley from the the City Council; that S. Ingleside Avenue to the southern point of the vacation shall be turned into a cul de sac; that a vacation of the east/west public alley, starting east of S. Drexel Avenue and running to the alley west of S. Ellis Street shall be obtained from the City Council; that ingress to the drive-through facility shall be from S. Ellis Avenue; that egress from the drive-through facility shall be from a driveway onto E. 47th Street located west of the proposed bank building and from a driveway located on the far southwest corner of the site to S. Drexel Boulevard; that lighted directional signs shall be erected at the established entrance and exits; that landscaping shall be provided as indicated on the applicant's landscape plan prepared by Loebel, Schlossman & Hackl, Inc., dated February 17, 1995; 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: Golden Dream, Inc.

CAL. NO. 45-95-S

APPEARANCES FOR:

MAP NO. 17-H

APPEARANCES AGAINST:

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February 17, 1995

PREMISES AFFECTED— 6609 N. Clark Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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: Samuel N. Oliva  
 APPEARANCES FOR: Samuel N. Oliva  
 APPEARANCES AGAINST:

CAL. NO. 46-95-A  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 730 W. Randolph Street

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

ACTION OF BOARD—

Appeal sustained, in part, and the decision of the Office of the Zoning Administrator reversed, in part.

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, Samuel N. Oliva, for Sam Oliva and Pat Vacala, owner, on December 16, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing advertising sign painted on the east wall of a 6-story brick building due to its being within 500 feet of an expressway and visible therefrom, in a C3-5 Commercial-Manufacturing District, on premises at 730 W. Randolph Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 9, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.9(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C3-5 Commercial-Manufacturing District; that the subject site is improved with a 6-story brick commercial-space building with a sign painted on the east wall at the top south end of the building; that the sign copy states the availability of loft space for lease, cost per square foot, amount of space available, a telephone number, and finally, a logo and the name Northwest Syndications-Real Estate Brokers; that the appellant, doing business as Northwest Syndications, purchased the subject property about 3½ years ago and has since been trying to fully lease all of the space in the building, of which the equivalent of one floor remains unleased; that the appellant has been cited by the City for having an advertising sign within 500 feet of an expressway, a use not permitted under the zoning ordinance; that the appellant agrees that the sign is within 500 feet of the expressway, but that he would remove the sign when the entire building is leased which he estimates may take up to a year; and

WHEREAS, the Board finds that absent the sign logo and the wording Northwest Syndications-Real Estate Brokers, the balance of the sign constitutes a business sign as

MINUTES OF MEETING  
February 17, 1995  
46-95-A

defined and as such is permitted within 500 feet of an expressway, but subject to the maximum gross area as provided under Section 9.9(6) of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained, in part, and the decision of the Office of the Zoning Administrator be and it hereby is reversed, in part, and he is authorized to permit an existing sign painted on the east wall of a 6-story brick building, on premises at 730 W. Randolph Street, as a permitted business sign within 500 feet of an expressway provided that the sign logo and its wording Northwest Syndications-Real Estate Brokers is completely removed; 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: Susan M. Dickman  
APPEARANCES FOR: Susan M. Dickman  
APPEARANCES AGAINST:

CAL. NO. 47-95-A  
MAP NO. 3-E  
MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 22 E. Elm Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of the appellant.

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: Herman Aguilar

CAL. NO. 48-95 -A

APPEARANCES FOR: Herman Aguilar

MAP NO. 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING

February 17, 1995

PREMISES AFFECTED— 4243 N. Whipple Street

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

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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: 1801 West Diversey LLC

CAL. NO. 49-95-Z

APPEARANCES FOR:

MAP NO. 7-H

APPEARANCES AGAINST:

MINUTES OF MEETING

February 17, 1995

PREMISES AFFECTED— 1827-39 W. Diversey Parkway/2767-85 N. Wolcott Avenue

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

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
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: The Home of Moo and Oink

CAL. NO. 306-94-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING

February 17, 1995

PREMISES AFFECTED— 12 N. Cicero Avenue/4801-15 W. Washington Boulevard

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 21, 1995.

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: Pontarelli Builders, Inc.

CAL. NO. 291-94-S

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 3849-59 N. Harlem Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Pontarelli Builders, Inc., for Roselle State Bank & Trust Co., Tr. #10677, and Robert M. Hoelterhoff, owner, on September 14, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a proposed 3-story 18-dwelling unit condominium building, in a B4-2 Restricted Service District, on premises at 3849-59 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 2, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.6-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on January 12, 1995, the City Council rezoned the subject site from B4-1 Restricted Service to B4-2 Restricted Service specifically for the proposed residential development; that the subject site is a 125' x 112' lot located on the southeast corner of N. Harlem and W. Byron Avenues and is improved with two vacant one-story single-family dwellings; that the applicant proposes to erect a 3-story 18-dwelling unit condominium building with interior on-site parking spaces at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses, particularly condominium dwelling units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide interior on-site parking; that the proposed development will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

February 17, 1995

Cal No. 291-94-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 dwelling units on the ground floor of a proposed 3-story 18-dwelling unit condominium building, on premises at 3849-59 N. Harlem 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: Pontarelli Builders, Inc.  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 292-94-Z  
 MAP NO. 9-N  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 3849-59 N. Harlem 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, Pontarelli Builders, Inc, for Roselle State Bank & Trust Co., Tr. #10677 and Robert Hoelterhoff, owner, on September 14, 1994, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of an L-shape 3-story 18-dwelling unit condominium building, whose west front yard will be 8 feet instead of 14.6 feet, whose south side yard will be 5 feet instead of 12.5 feet, whose east rear yard will be 12 feet instead of 30 feet, and whose lot area will be 15,250 sq. ft. instead of 16,200 sq. ft., on premises at 3849-59 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 2, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.6-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on January 12, 1995 the City Council rezoned the subject site from B4-1 Restricted Service to B4-2 Restricted Service specifically for the proposed development; that on February 17, 1995 the Zoning Board of Appeals approved the establishment of dwelling units on the ground floor of a proposed 3-story 18-dwelling unit condominium building at the subject site in Cal. No. 291-94-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 18 dwelling unit building at the subject site would be economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed L-shape design of the condominium unit building requires greater land coverage and encroachment into required side and rear yards than would a yard conforming multi-story rental apartment building; that the proposed 3-story 18-dwelling unit building is compatible with existing mixed business and residential improvements in

MINUTES OF MEETING

February 17, 1995

Cal. No. 292-94-Z

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an L-shape 3-story 18-dwelling unit condominium building, whose west front yard will be 8 feet instead of 14.6 feet, whose south side yard will be 5 feet instead of 12.5 feet, whose east rear yard will be 12 feet instead of 30 feet, and whose lot area is 15,250 sq. ft. instead of 16,200 sq. ft., on premises at 3849-59 N. Harlem Avenue, upon condition that adequate space shall be provided on the east side of the subject site for garbage containers; that landscaping shall be provided as indicated on the applicant's site plan dated February 17, 1995; 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: Pontarelli Builders, Inc.  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 293-94-S  
 MAP NO. 9-N  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 3901-09 N. Harlem Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Pontarelli Builders, Inc., for Robert A. Hoelterhoff, owner, on September 15, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a proposed 3-story 12-dwelling unit condominium building, in a B4-2 Restricted Service District, on premises at 3901-09 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 2, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on January 12, 1995, the City Council rezoned the subject site from B4-1 Restricted Service District to B4-2 Restricted Service District, specifically for the proposed development; that the subject site is a 100' x 122' lot located on the northeast corner of N. Harlem and W. Byron Avenues and is presently improved with a vacant 1-story brick business building; that the applicant proposes to erect a 3-story 12-dwelling unit condominium building with interior parking spaces; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses, particularly condominium dwelling units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide interior on-site parking; that the proposed 3-story 12-dwelling unit building will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

February 17, 1995

Cal. No. 293-94-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 dwelling units on the ground floor of a proposed 3-story 12-dwelling unit condominium building, on premises at 3901-09 N. Harlem 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: Pontarelli Builders, Inc.

CAL. NO. 294-94-Z

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 9-N

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 3901-09 N. Harlem 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, Pontarelli Builders, Inc., for Robert A. Hoelterhoff, owner, on September 15, 1994, 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 12-dwelling unit condominium building, whose west front yard will be 10 feet and whose east rear yard will be 12 feet instead of 14.6 feet and 30 feet respectively, on premises at 3901-09 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 2, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on January 12, 1995 the City Council rezoned the subject site from B4-1 Restricted Service to B4-2 Restricted Service, specifically for the proposed development; that on February 17, 1995 the Zoning Board of Appeals approved the establishment of dwelling units on the ground floor of a proposed 3-story 12-dwelling unit condominium building at the subject site, in Cal. No. 293-94-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 12 dwelling unit building would be economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 3-story 12-dwelling unit building requires greater horizontal land coverage and encroachment into the required front and rear yard set backs than would a yard conforming multi-story rental apartment building; that the proposed 3-story 12-dwelling unit condominium building is compatible with the existing mixed business and residential improvements in the area; and that the variations, if granted, will not alter

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

APPLICANT: Human Resources Development Institute, Inc.  
 APPEARANCES FOR: Emory Smith  
 APPEARANCES AGAINST:

CAL. NO. 301-94-S  
 MAP NO. 22-B  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 8731 S. Exchange Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		
A b s t a i n		

THE RESOLUTION:

WHEREAS, Human Resources Development Institute, Inc. for The Catholic Bishop of Chicago, a corporation sole, owner, on September 22, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence for 16 live-in and 60 out-patient adult males addicted to alcohol and other drugs in a 2-story brick former convent building, in a B5-2 General Service District, on premises at 8731 S. Exchange Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-2(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B5-2 General Service District; that the subject site is improved with a 2-story brick convent building; that the applicant is presently located at the subject site and is serving 16 live-in and 48 out-patient adult males addicted to alcohol and other drugs; that the applicant testified that out-patient service will be removed within 90 days and that the premises will serve only live-in clients; that clients are referred by other community social service agencies; that the applicant provides physical and psychological assessments, individual, group and family therapy, life skills education; that the average length of treatment is three to six months; that the transitional residence is staffed by 8 full-time and 2 part-time personnel; that the establishment of a transitional residence facility at the subject site is necessary for the public convenience at this location in that there are only a very small number of such facilities offering this needed service in the City; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal and state ordinances governing the establishment of transitional residence facilities; that the proposed use of the building on the

MINUTES OF MEETING  
February 17, 1995  
Cal. No. 301-94-S

subject site as a transitional residence fulfills a need in the community and is consistent with the historical use of the premises as a convent; and that such a use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence presently serving 16 live-in and 60 out-patient adult males addicted to alcohol and other drugs, in a 2-story brick former convent building, on premises at 8731 S. Exchange Avenue, upon condition that within 90 days of this order the applicant shall cease providing any out-patient services at the site; that the building shall be brought into compliance with all applicable building code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence facility or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Human Resources Development Institute, Inc.  
 APPEARANCES FOR: Emory Smith  
 APPEARANCES AGAINST:

CAL. NO. 303-94-S  
 MAP NO. 28-F  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 11352 S. State Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Human Resources Development Institute, Inc., owner, on September 22, 1994, filed, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence for 30 adult women (with small children), addicted to alcohol and other drugs in a 2-story brick former convent building, in an R3 General Residence District, on premises at 11352 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-2(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick former convent building; that the applicant proposes to establish a transitional residence for 30 adult women (with small children) who are addicted to alcohol and other drugs at the subject site; that clients are referred by other community social service agencies; that the applicant provides physical and psychological assessments, individual, group and family therapy, life skills education; that the proposed facility will employ a staff of 14 full-time health care professionals; that the proposed use is necessary for the public convenience at this location in that there are only a very few such facilities offering this needed service in the City; 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 facility will meet all applicable provisions of the municipal and state ordinances governing the establishment of transitional residence facilities; that the proposed use of the building on the

MINUTES OF MEETING

February 17, 1995

Cal. No. 303-94-S

subject site as a transitional residence fulfills a need in the community and is consistent with the historical use of the premises as a convent; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for 30 adult women (with small children) addicted to alcohol and other drugs in a 2-story brick former convent building, on premises at 11352 S. State Street, upon condition that the building is brought into compliance with all applicable building code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence facility or any increase in beds or the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Rene Dayan  
 APPEARANCES FOR: Rene Dayan  
 APPEARANCES AGAINST: Edward Kenefick

CAL. NO. 324-94-Z  
 MAP NO. 3-F  
 MINUTES OF MEETING  
 February 17, 1995

PREMISES AFFECTED— 1324 N. Dearborn Street

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

ACTION OF BOARD—

THE VOTE

Variations denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
	X	

THE RESOLUTION:

WHEREAS, Rene Dayan, owner, on September 29, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story two-dwelling unit building, with no side yards instead of 2.49 feet each, on premises at 1324 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on November 17, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 24.89' x 148.9' unimproved lot; that the applicant seeks to erect a 3-story two dwelling unit building at the subject site; that no evidence was presented to indicate that the variation requested is necessary to obtain a reasonable return on the subject property or that the plight of the owner was not self-created; that testimony presented by the abutting property owner to the south at 1322 N. Dearborn Street indicates that construction of the proposed 3-story 2 dwelling unit building with no south side yard would cause serious problems to the structural integrity of the north side wall of the 3-story residential building at 1322 N. Dearborn Street; it is therefore

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

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

APPLICANT: Kemper-Geneva Elysian Condominium Association (as amended) CAL. NO. 325-94-Z  
 APPEARANCES FOR: Garth Taylor MAP NO. 5-F  
 APPEARANCES AGAINST: Cheryl McEneaney MINUTES OF MEETING  
 December 2, 1994 and  
 February 17, 1995  
 PREMISES AFFECTED— 2334 N. Geneva Terrace-Unit C  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Garth and Sue Taylor, owner, on September 30, 1994, filed, and subsequently amended to Kemper-Geneva Elysian Condominium Association, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story addition above an existing garage attached to the rear of a 3-story single-family townhouse building, whose west rear yard will be 1.1 feet instead of 30 feet, on premises at 2334 N. Geneva Terrace-Unit C; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its special meeting held on December 2, 1994 and its regular meeting held on February 17, 1995 after due notice thereof by publication in the Chicago Sun-Times on November 17, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 3-story brick residential building attached to a 1-story brick garage; that on December 2, 1994 the Zoning Board continued the hearing on the subject application for the purpose of obtaining additional information from the condominium association governing the subject building; that subsequently the application for a variation was amended to indicate the Kemper-Geneva Elysian Condominium Association as the applicant; that the owners of Unit C, Garth and Sue Taylor, propose to erect a 1-story addition above the existing 1-story garage attached to the subject 3-story building; that said space is considered air-rights owned by the condominium association, hence the amending of the application indicating the condominium association as applicant; that Garth and Sue Taylor are seeking to add a second floor addition above the existing garage to provide additional needed living space for themselves and their child; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under

MINUTES OF MEETING

December 2, 1994 and  
February 17, 1995  
Cal. No. 325-94-Z

the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional living space for the Taylor family; that the plight of the owner is due to unique circumstances in that the proposed addition is located in air rights space owned in common by the condominium association of the subject building and that the only space available for an expansion of the Taylor's dwelling unit is within said air rights space; that the proposed 1-story addition will conform to the building walls of the existing garage and will be compatible with existing improvements in the area; 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 1-story addition above an existing garage attached to the rear of a 3-story single-family townhouse building, whose west rear yard will be 1.1 feet instead of 30 feet, on premises at 2334 N. Geneva Terrace-Unit C, 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: Marcey Street Venture  
APPEARANCES FOR: Gregory H. Furda  
APPEARANCES AGAINST: Martin J. Oberman

CAL. NO. 18-95-S  
MAP NO. 5-G  
MINUTES OF MEETING  
February 17, 1995

PREMISES AFFECTED— 1780 N. Marcey Street  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
March 17, 1995.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

MINUTES OF MEETING

February 17, 1995

Cal. No. 24-94-Z

Carl Radtke, for Christian Fellowship Free Church, owner, presented a written request for a further extension of time to obtain necessary permits for the erection of a 2-story with basement addition to a 1-story with basement church building whose front yard will be 0.01' instead of 20', whose south side yard will be 5.0 feet instead of 12 feet required and to allow an increase in the floor area ratio to .85 instead of the .7 floor area ratio permitted, on premises at 3421 N. Damen Avenue, granted by the Board on February 18, 1994 in Cal. No. 24-94-Z and for which an extension of time was granted by the Board on July 15, 1994 to February 18, 1995.

Mr. Radtke stated that construction drawings were submitted to the Department of Buildings on August 19, 1994 and that a plan check was completed on November 15, 1994. The architect and mechanical engineering consultant are presently making the plan corrections, preparing schedules and equipment summaries that have been requested. Their work will be completed by February 20, 1995 at which time the construction drawings will be re-submitted for Building Department approval.

Chairman Spingola moved that the request be granted and the time extended to August 18, 1995 in which to obtain the necessary permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 17, 1995  
Cal. No. 179-94-Z

Michael G. Coan, for Alex Anagnostopoulos, owner, presented a written request for an extension of time in which to finish architectural drawings and obtain financing for the erection of a 4-story two-dwelling unit building whose north side yard will be 6 inches instead of 2.5 feet and whose rear yard will be 15 feet instead of 30 feet, on premises at 1438 N. Wieland Avenue, which variations were granted by the Zoning Board of Appeals on September 16, 1994 in Cal. No. 179-94-Z.

Mr. Coan stated that an additional 6 months minimum is needed to finish the architectural drawings and obtain necessary financing for the residential project.

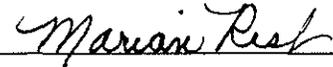
Chairman Spingola moved that the request be granted and that the time be extended to September 16, 1995 in which to finish architectural drawings and obtain the necessary financing for the proposed 4-story two-dwelling unit building at 1438 N. Wieland Avenue. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING  
February 17, 1995

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on March 17, 1995.

  
\_\_\_\_\_  
Secretary

MINUTES OF MEETING

February 17, 1995

Cal. No. 294-94-Z

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 12-dwelling unit condominium building, whose west front yard will be 10 feet and whose east rear yard will be 12 feet instead of 14.6 feet and 30 feet respectively, on premises at 3901-09 N. Harlem Avenue, upon condition that adequate space shall be provided on the east side of the proposed 3-story 12-dwelling unit condominium building for garbage containers; that egress from the on-site interior parking garages shall be by right turn only to the alley onto W. Byron Avenue; that landscaping shall be provided as indicated on the applicant's site plan, dated February 17, 1995; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.