

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 16, 1995
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

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Member Moore moved that the Board approve the minutes of the proceedings of the regular meeting held on MAY 19, 1995 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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: Pedro R. Mata CAL. NO. 137-95-Z
 APPEARANCES FOR: William Peterman, Pedro R. Mata MAP NO. 6-J
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED-- 3059 S. St. Louis Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD --

Variation granted.

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		

THE RESOLUTION:

WHEREAS, Pedro R. Mata, for Pedro M. Mata and Amparo Mata, owner, on April 25, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 10' x 25' dormer to an existing 24' x 25' x 20' high detached brick accessory garage on the rear of the lot of which the top 5 feet encroaches vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 3059 S. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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, §7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 said use is located in an R3 General Residence District; that the subject site is a 25' x 125.3' lot improved with a 1-story with basement and attic single-family dwelling on the front of the lot and a 24' x 25' x 20' detached brick accessory garage with the subject 10' x 25' dormer and stairway on the western facade of the garage which is located in the rear of the lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 10' x 25' garage dormer is necessary to provide needed storage space for the applicant and his large family; that the plight of the owner is due to the said garage dormer being constructed without necessary permits and that the top 5 feet encroaches vertically into the required rear yard due to the maximum 15 feet height limitation under the zoning ordinance; that the said dormer addition does not exceed the height of the existing garage building and is compatible with

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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 a 10' x 25' dormer to an existing 24' x 25' x 20' high detached brick accessory garage on the rear of the lot of which the top 5 feet encroaches vertically into the required rear yard due to the maximum 15 feet height limitation, on premises at 3059 S. St. Louis Avenue, upon condition that the said dormer addition shall be for storage purposes only and that no dwelling unit with kitchen facilities shall be installed in the said dormered space; 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: Marvin & Helen Jones

CAL. NO. 138-95-Z

APPEARANCES FOR: Shelley J. Orbach

MAP NO. 10-F

APPEARANCES AGAINST:

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June 16, 1995

PREMISES AFFECTED -- 254 W. 46th Place

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, Marvin & Helen Jones, owner, on MAY 10, 1995, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 9' x 12' addition to the east side of a 1 and 2-story brick single-family dwelling townhouse, whose east side yard will be 0.3 foot instead of 3 feet, on premises at 254 W. 46th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 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, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 subject site is a 32.8' x 111.67' lot improved with a 1 and 2-story brick single-family townhouse dwelling; that the applicant proposes to erect a 1-story 9' x 12' addition to the east side of the existing residential building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the living space requirements of the applicant and his family; that the plight of the owner is due to necessity of providing additional family room space for the applicant and his extended family; that the proposed 1-story addition will be compatible with existing residential improvements in the area, some of which have additions; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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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 9' x 12' addition to the east side of a 1 and 2-story brick single-family dwelling townhouse, whose east side yard will be 0.3 foot instead of 3 feet, on premises at 254 W. 46th Place, 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: Alexander Bogachkov

CAL. NO. 139-95-Z

APPEARANCES FOR: Alexander Bogachkov

MAP NO. 17-I

APPEARANCES AGAINST: Edward Loew

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED-- 2939 W. Greenleaf Avenue

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, Alexander Bogachkov, owner, on April 28, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 10.92' x 7.12' addition to the rear of a 2-story brick single-family dwelling, whose combined side yards will be 8.05 feet instead of 9.6 feet and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 2939 W. Greenleaf Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 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, §7.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 32' x 123.27' lot improved with a 2-story brick single-family residence with a 1-story rear addition and deck above and a 2-car frame garage in the rear of the lot; that the applicant proposes to erect a 2-story 10.92' x 7.17' addition to the rear of his 2-story brick single-family dwelling at the subject site which requires a variation to reduce the required combined side yards from 9.6 feet to 8.05 feet and to increase the maximum floor area ratio from 0.50 permitted to 0.65; that the applicant testified that the addition is necessary to provide a bedroom for the applicant's mother; that the applicant runs his accounting business from his house; that the adjoining neighbor to the west testified that the proposed addition would cause damaging water runoff to his building which is lower than the applicant's and would impair light and cross ventilation to his property; that he also filed a petition signed by 14 homeowners in the block protesting the granting of the variations due to increased traffic, street parking, and other nuisances caused by the

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applicant running his business from his home; and

WHEREAS, that the Board finds that no evidence was presented that would indicate that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district or that any unique hardship exists in complying with the code; that the granting of the variations would alter the essential character of the neighborhood; it is therefore

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

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

APPLICANT: Sheldon L. Baskin
 APPEARANCES FOR: Sheldon L. Baskin
 APPEARANCES AGAINST: Jack R. Crate

CAL. NO.140-95-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 June 16, 1995

PREMISES AFFECTED-- 444 W. Grant Place

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

ACTION OF BOARD --

THE VOTE

Variations granted.

JOSEPH J. SPINGOLA
 ANTHONY J. FORNELLI
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE		X	
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Sheldon L. Baskin, for American National Bank & Trust Company of Chicago, Tr. #117013-7, owner, on May 4, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story single-family dwelling, whose front yard will be 7.5 feet instead of 14.4 feet, with no side yards instead of 4.7 feet each, and with no rear yard instead of 30 feet, on premises at 444 W. Grant Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered MARCH 29, 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, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on December 17, 1993, the Board granted variations to the applicant to permit the erection of a 3-story two dwelling unit building, whose front yard will be 7.5 feet instead of 14.4 feet, with no side yards instead of 4.7 feet each, and with no rear yard instead of 30 feet, at the subject site; that the testimony presented in Cal. No. 338-93-Z is hereby made part of the record in this case; that the subject site is a 47.73' x 120.18' lot improved with a 1-story brick commercial building; that the validity period of the aforesaid resolution expired and that the applicant now seeks to erect a 3-story single-family dwelling on the subject site using a portion of the existing structure on the lot; that the applicant proposes to keep the rear and west walls of the existing structure which are on the property's lot lines; that a party wall will be erected on the east property line with a similar new structure which will be the residence of a relative, which structure was granted variations in Cal. No. 337-93-Z and for which the validity period of the resolution has also expired; that the

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property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to utilize the existing building in the conversion of the said building into a 3-story single-family dwelling building; that the plight of the owner is due unique circumstances; that the proposed 3-story single-family dwelling will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby makes a variation in the application of the district regulations on the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family dwelling, whose front yard will be 7.5 feet instead of 14.4 feet, with no side yards instead of 4.7 feet each, and with no rear yard instead of 30 feet, on premises at 444 W. Grant Place, upon condition that there shall be no curb cut off of W. Grant Place; that adequate space shall be provided in the garage for the storage of garbage containers; 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: Sheldon L. Baskin . CAL. NO. 141-95-Z
 APPEARANCES FOR: Sheldon L. Baskin, Joanne Nemerovski MAP NO. 5-F
 APPEARANCES AGAINST: Jack R. Crate MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED -- 440 W. Grant Place
 SUBJECT-- Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD --

THE VOTE

Variations granted.

	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, Sheldon L. Baskin, for American National Bank & Trust Company of Chicago, Tr. #117013-7, owner, on May 4, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story two dwelling unit building, whose front yard will be 6 feet instead of 14.4 feet, with no side yards instead of 2.8 feet each, and whose rear yard will be 23 feet instead of 30 feet, on premises at 440 W. Grant Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 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, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on December 17, 1993, the Board granted variations to the applicant to permit the erection of a 4-story two-dwelling unit building, whose front yard will be 4 feet instead of 14.4 feet, with no side yards instead of 2.8 feet each, and with no rear yard instead of 30 feet, at the subject site; that the testimony presented in Cal. NO. 337-93-Z is hereby made part of the record in this case; that the subject site is a 28' x 120.18' lot improved with a 1-story brick commercial building; that the applicant proposed to erect a 4-story 2-dwelling unit building at the subject site utilizing the existing structure which covers the subject property as well as lots to the east and west; that the applicant proposed to erect a new east wall to close off and secure the portion of the existing building to the east which will remain; that the wall on the west side will be a party wall shared with the home of a relative which was the subject of variations granted in Cal. No. 141-95-S for a proposed 3-story single-family residence at 444 W. Grant Place; that the property in question cannot

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yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to utilize the existing building in the conversion of said building into a 4-story two dwelling unit building; that the plight of the owner is due to unique circumstances; that the proposed 4-story 2-dwelling unit building will be compatible with existing residential improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story two dwelling unit building, whose front yard will be 6 feet instead of 14.4 feet, with no side yards instead of 2.8 feet each, and whose rear yard will be 23 feet instead of 30 feet, on premises at 440 W. Grant Place, upon condition that there shall be no curb cut located on W. Grant Place; that an area shall be provided in the garage for the storage of garbage containers; 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: Bejco Development

CAL NO. 142-95-Z

APPEARANCES FOR: David A. Grossberg

MAP NO. 5-F

APPEARANCES AGAINST:

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June 16, 1995

PREMISES AFFECTED-- 1605 N. Sedgwick Street/338 & 340 W. North Avenue

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

ACTION OF BOARD --

Variations granted.

THE VOTE

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Bejco Development Corporation, for City of Chicago, owner, on April 24, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 3-dwelling unit townhouse condominium building, whose west front yard will be 6.5 feet instead of 13.15 feet, whose north side yard will be 2 feet instead of 3.1 feet, and with no east rear yard instead of 30 feet, on premises at 1605 N. Sedgwick Street/338 & 340 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 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, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 proposed use is to be located in an R5 General Residence District; that the subject site is a 31+1' x 109.62' unimproved lot located on the northeast corner of N. Sedgwick Street and W. North Avenue; that the City of Chicago has entered into a negotiated sale of the subject property with the applicant, which sale was approved by the City Council in January, 1995; that the applicant proposes to erect a 3-story 3-dwelling unit townhouse condominium building at the subject site with attached garage parking space; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to erect the proposed 3-dwelling unit townhouse building, as designed, without the yard variations requested; that the plight of the owner is due unique circumstances in that there is no demand for traditional style single-family residences in this area of the intersection between primarily low-density Sedgwick Street

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and high-density North Avenue; that the proposed 3-story 3-dwelling unit townhouse building will be compatible with the existing mixed residential and business improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 3-dwelling unit townhouse condominium building, whose west front yard will be 6.5 feet instead of 13.15 feet, whose north side yard will be 2 feet instead of 3.1 feet, with no east rear yard instead of 30 feet, on premises at 1605 N. Sedgwick Street/338 & 340 W. North 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: Preston and Etta M. Thompson

CAL. NO. 143-95-Z

APPEARANCES FOR: Preston and Etta M. Thompson

MAP NO. 22-G

APPEARANCES AGAINST:

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PREMISES AFFECTED -- 9045 S. Racine Avenue

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

ACTION OF BOARD --

THE VOTE

Variations granted.

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Preston and Etta M. Thompson, owner, on May 3, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the attic (24.52' x 46.6') of a 1-story brick single-family dwelling, whose north side yard will be 1.75' and whose south side yard will be 3.73' instead of combined side yards of 9' and neither side yard less than 3 feet, and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 9045 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 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, §7.6-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 125' lot improved with a 1-story with attic brick single-family dwelling; that the applicant proposes to dormer the attic; 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 dormer addition is necessary to meet living space requirements of the applicant; that the plight of the owner is due to the necessary of providing additional bedrooms, closet and full bathroom to accommodate family who have returned to the family home; that the proposed attic dormer will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the neighborhood; it is therefore

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Cal. No. 143-95-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 dormering of the attic (24.52' x 46.6') of a 1-story brick single-family dwelling, whose north side yard will be 1.75' and whose south side yard will be 3.73' instead of combined side yards of 9' and neither side yard less than 3 feet, and whose maximum floor area ratio will be 0.65 instead of 0.50 , on premises at 9045 S. Racine 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: The Atchison, Topeka & The Santa Fe Railroad, Co. CAL. NO. 144-95-Z

APPEARANCES FOR: MAP NO. 10-J

APPEARANCES AGAINST: MINUTES OF MEETING
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PREMISES AFFECTED-- 4300-4620 S. Drake Avenue

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

ACTION OF BOARD --

Case continued to
July 21, 1995.

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		

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

APPLICANT: Revelation Missionary Baptist Church, Inc. CAL. NO. 145-95-S
 APPEARANCES FOR: Vincent Pascucci MAP NO. 4-J
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED -- 1910 S. Kedzie Avenue
 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
JOSEPH J. SPINGOLA			X
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Revelation Missionary Baptist Church, Inc., owner, on April 20, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 185-seat church in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 1910 S. Kedzie Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building currently being renovated and repaired; that the applicant church has occupied the subject building for the past 20 years; that the proposed use is necessary for the public convenience at this location to continue to serve its congregation, the majority of which reside in the immediate area; that the public health, safety and welfare will be adequately protected in the design and operation of the said church building which will comply with all applicable building code regulations and which will provide adequate on-site parking spaces to be improved and operated under the conditions hereinafter set forth; that the said church will be an improvement in this predominantly residential 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

MINUTES OF MEETING

June 16, 1995

Cal. No. 145-95-S

the Zoning Administrator is authorized to permit the establishment of a 185-seat church in a 1-story brick building, on premises at 1910 S. Kedzie Avenue, upon condition that no use shall be made of the premises for the use requested until the building complies with all applicable building code regulations; that the parking areas located north and south of the existing church building shall be used solely for the parking of private passenger automobiles; that the parking areas 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 parking areas shall be enclosed, except driveways, by wrought-iron fencing; that striping shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be determined by the City of Chicago Bureau of Street Traffic and Operation; that any curb cuts established shall be construction in accordance with applicable ordinances; that the parking areas shall be securely locked at all times when not in use by the applicant church; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a 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: Erasmus Ezeji

CAL. NO. 146-95-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1995

PREMISES AFFECTED -- 841 W. Irving Park Road

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
July 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: LaSalle Bank Lake View
 APPEARANCES FOR: John George
 APPEARANCES AGAINST: Mark Balkin
 PREMISES AFFECTED-- 3041-51 N. Clark Street/739-49 W. Barry Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 147-95-S
 MAP NO. 7-F
 MINUTES OF MEETING
 June 16, 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, LaSalle Bank Lake View, for LaSalle National Trust, N.A., Tr. #35838, owner, on May 16, 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 bank, in a B4-2 Restricted Service District, on premises at 3041-51 N. Clark Street/739-49 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 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 an irregular shaped lot presently improved with a 1 and 2-story brick building located on the southeast corner of N. Clark Street and W. Barry Street; that the applicant proposes to erect a 2,450 sq. ft. bank building at the subject site with 7 on-site parking spaces and 4 drive-through lanes in conjunction therewith; that the proposed drive-through banking facilities are necessary to provide a convenient service for bank customers 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 hereinafter set forth; that the proposed will be an improvement in the area by replacing old obsolete buildings with a modern banking facility which will be compatible with other business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

June 16, 1995

Cal. No. 147-95-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 drive-through facilities in conjunction with a proposed bank, on premises at 3041-51 N. Clark Street/739-49 W. Barry Avenue upon condition that lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop-Do Not Enter" sign shall be erected at the exit on W. Barry Street; that ingress to the drive-through facilities shall be from N. Clark Street; that a "Left Turn Only" sign shall be erected at the W. Barry Street exit; that the public alley abutting the site to the east shall not be used for ingress nor for egress; that a 6 foot high wrought-iron fence shall be erected on the east property line; that landscaping shall be provided consistent with the landscape plan prepared by Wolff & Associates, dated June 16, 1995; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the conditions and standards hereby established under this order.

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

APPLICANT: American Jewelers, Inc.

CAL. NO. 148-95-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 962 W. Belmont Avenue

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
August 18, 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: Sims Properties Development & Management .

CAL. NO. 149-95-S

APPEARANCES FOR: Gary I. Wigoda, Osborne K. Sims, III.

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1995

PREMISES AFFECTED-- 26 E. 14th Place

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, Sims Properties Development & Management, owner, on May 3, 1995, 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 five-level 32-dwelling unit townhouse building, in a B4-3 Restricted Service District, on premises at 26 E. 14th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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(3), §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 June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on October 5, 1994 the City Council rezoned the subject site from C3-5 Commercial-Manufacturing to B4-3 Restricted Service specifically for the proposed residential development; that on December 16, 1994 the Board denied the applicant's special use application for the approval of the location and the establishment of dwelling units on the ground floor of a proposed five-level 32-dwelling unit townhouse building at the subject site; that the testimony presented in Cal. No. 296-94-S is hereby made part of the record in this case; that the applicant subsequently made substantial changes in the plans of the project and is now seeking special use approval for the establishment of dwelling units on the ground floor of a proposed five-level 32-dwelling unit townhouse at the subject site; that the subject site is a 41,752 sq. ft. unimproved lot; that the proposed use is necessary for the public convenience at the subject site in that there is no demand for ground floor business uses in the area but a growing demand for residential units, particularly townhouse dwelling units; that

MINUTES OF MEETING

June 16, 1995

Cal. No. 149-95-S

the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which has been redesigned to reduce the number of Wabash Avenue curb cuts from 16 to 2, thereby reducing potential safety hazards to pedestrians; that the proposed residential development as redesigned with elimination of 14 curb cuts and with landscaping 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 dwelling units on the ground floor of a proposed five-level 32-dwelling unit townhouse building, on premises at 26 E. 14th Place, upon condition that the applicant constructs no more than two curb cuts along S. Wabash Avenue, installs a three feet landscaped setback along S. Wabash Avenue and encloses all spiral stairwells abutting S. Wabash Avenue consistent with the site plan prepared by the applicant and dated June 16, 1995; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sims Properties Development & Management CAL. NO. 150-95-Z
 APPEARANCES FOR: Gary I. Wigoda, Osborne K. Sims, III MAP NO. 4-E
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED-- 26 E. 14th Place
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD --

Variations granted.

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		

THE RESOLUTION:

WHEREAS, Sims Properties Development & Management, owner, on May 3, 1995, filed, and subsequently amended an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a five-level 32 dwelling unit townhouse building, whose east front yard will be 3 feet instead of 15 feet, and with no north side yard and no west rear yard instead of 20 feet and 30 feet respectively, on premises at 26 E. 14th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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, §8.4-3(3), §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 June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on October 5, the City Council rezoned the subject site from C3-5 Commercial-Manufacturing to B4-3 Restricted Service specially for the proposed residential development; that on December 16, 1994 the Board denied the applicant's variation application to permit the erection of the a 5-level 32-dwelling unit townhouse building, with no east front yard, no north side yard and no west rear yard instead of 15 ft., 20 ft., and 30 ft. respectively at the subject site; that the testimony presented in Cal. No. 297-94-Z is hereby made part of the record in this case; that the applicant subsequently made substantial changes in the plans of the project and is now seeking approval of variations in the yard setback requirements of the zoning ordinance; that on June 16, 1995, the Board approved the establishment of dwelling units on the ground floor of the proposed five-level 32 dwelling unit townhouse building, at the subject site, in Cal. No. 149-95-S; that the property in question cannot

MINUTES OF MEETING

June 16, 1995

Cal. No. 150-95-Z

yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to provide adequate living space in the proposed townhouse dwelling units as redesigned; that the plight of the owner is due to unique circumstances in that the new design of the proposed townhouse building has reduced the previously planned 16 curb cuts to 2 curb cuts on the S. Wabash Avenue elevation, enclosed an open staircase on the S. Wabash Street elevation and provided for landscaping in the 3 feet east front yard setback, all of which necessitates the requested yard variations; that the proposed 32-dwelling unit townhouse house will be compatible with other residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a five-level 32 dwelling unit townhouse building, whose east front yard will be 3 feet instead of 15 feet, and with no north side yard and no west rear yard instead of 20 feet and 30 feet respectively, on premises at 26 E. 14th Place, upon condition that there shall be no more than two curb cuts along S. Wabash Avenue; that the 3 feet setback along S. Wabash Avenue shall be improved with landscaping which shall be maintained at all times; that all spiral staircases shall be enclosed; that the adjoining sidewalks shall be kept free and clear at all times and especially clear of ice and snow during the winter months; that 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: Patricia Thomas

CAL. NO. 151-95-S

APPEARANCES FOR:

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 33 N. Kedzie Avenue

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
August 18, 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: John P. Carroll

CAL. NO. 152-95-Z

APPEARANCES FOR: John P. Carroll

MAP NO. 26-I

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED-- 10449 & 10453 S. Kedzie Avenue

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

ACTION OF BOARD --

Variations granted.

THE VOTE

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, John P. Carroll, for Standard Bank & Trust Company, Tr. #14636, owner, on May 18, 1995, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two 2-story 4-dwelling unit townhouse buildings, with no front yards instead of 12 feet each, on premises at 10449 & 10453 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 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, §7.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 30, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on March 9, 1995, the City Council rezoned the subject site from B4-1 Restricted Service to R4 General Residence specifically for the proposed residential development; that the subject site consists of two unimproved lots measuring 50' x 100' each; that the applicant proposes to erect a 2-story 4-dwelling unit townhouse building with on-site parking space on each lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front yard variation requested is necessary to provide adequate living space in the proposed 4-dwelling unit townhouse buildings and four car garages at the rear of the lots; that the plight of the owner is due to the shallow depth of the subject lots and the applicant's desire to include on-site parking garages; that compliance with front yard setbacks would reduce living and garage space; that the variation, if granted, will not alter the essential character of the locality in that all of the improvements in the block are built to their front lot lines; it is therefore

MINUTES OF MEETING

June 16, 1995

Cal. No. 152-95-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 two 2-story 4-dwelling unit townhouse buildings, with no front yards instead of 12 feet each, on premises at 10449 & 10453 S. Kedzie 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: Tabernacle #1 God's Church of Holiness in Christ, Inc., by CAL. NO. 153-95-Z
Valarie M. Lindsey

APPEARANCES FOR:

MAP NO. 26-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1995

PREMISES AFFECTED-- 1151 W. 103rd Street

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

ACTION OF BOARD --

Case continued to
August 18, 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: William Gurtz

CAL. NO. 154-95-S

APPEARANCES FOR:

MAP NO. 10-G

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 3920 S. Loomis Street

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
August 18, 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: The Players Palace, Inc.

CAL. NO. 155-95-S

APPEARANCES FOR:

MAP NO. 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 3824 W. Division Street

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
September 15, 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: Virtuous Adolescent Home

CAL. NO. 156-95-S

APPEARANCES FOR:

MAP NO. 24-F

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 9523 S. Wentworth Avenue

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
August 18, 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: Mohammed Al Shiekh

CAL. NO. 157-95-A

APPEARANCES FOR: Mohammed Al Shiekh

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED-- 1252 N. Damen Avenue

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

ACTION OF BOARD --

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

THE VOTE

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mohammed Al Shiekh, owner, on April 19, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 1252 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 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, 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is located on the southwest corner of N. Damen Avenue and W. Potomac Street and is improved with a 3-story brick building with a store on the ground floor and dwelling units above; that the subject store was previously occupied by a grocery store for 34 years; that the store has been closed for a little more than a year due to the death of the previous owner; that the appellant desires to establish a grocery store at the subject site; that there has been no intent to abandon the premises for business use, the store fixtures and equipment having remained intact; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a 3-story brick store and apartment building, on premises at 1252 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 9:00 P.M.; 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: Gerard S. Wozniak & Arlene P. Sacha .

CAL. NO. 158-95-A

APPEARANCES FOR: Louis G. Hector, Gerard S. Wozniak

MAP NO. 16-L

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 5315 W. 63rd Street

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

ACTION OF BOARD --

Appeal dismissed for
lack of jurisdiction.

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: Humberto Guerra

CAL. NO. 159-95-A

APPEARANCES FOR: None

MAP NO. 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1995

PREMISES AFFECTED -- 2347 W. 21st Street

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

ACTION OF BOARD --

Appeal dismissed for want of prosecution.

THE VOTE

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Franciszek Skomorowski

CAL. NO. 160-95-A

APPEARANCES FOR: Franciszek Skomorowski

MAP NO. 7-N

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED -- 2912 N. Nagle Avenue

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

ACTION OF BOARD --

Appeal sustained, as modified, and the decision of the Office of the Zoning Administrator reversed, as modified.

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, Franciszek Skomorowski, owner, on May 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1½-story brick and frame building as two dwelling units, in an R2 Single-Family Residence District, on premises at 2912 N. Nagle Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 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, §7.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 said use is located in an R2 Single-Family Residence District; that the subject site has been zoned only for single-family occupancy since 1942; that the site is improved with a 1½-story brick and frame residential building built before 1957 but after 1942; that the building contains two separate living quarters each with full kitchen facilities on the 1st and 2nd floors and presently occupied by the appellant in one unit and his parents in the other unit; that the appellant seeks to legalize the building as two dwelling units; and

WHEREAS, the Board finds that the subject site has been zoned only for Single-Family Dwellings since 1942, well before the subject building was built; that at no time could the building have been legally occupied by more than one "Family" as defined in the zoning ordinance; that the building's present dual occupancy by persons related to each other does not violate the subject site's Single-Family zoning classification; that the Board has no authority to now permit the use of the subject building as two dwelling units to be occupied

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by two unrelated families in violation of the R2 Single-Family Residence District classification pursuant to Section 7.3-1(1) of the zoning ordinance; that the Board does find that the appellant has a right to maintain the building as a single-family dwelling containing two separate living quarters each having a complete kitchen facility provided that the building shall at all times be occupied by a "Family" consisting of one or more persons each related to the other by blood (or adoption) together with such blood relatives' spouses; it is therefore

RESOLVED, that the appeal be and it hereby is sustained, as modified, and the decision of the Office of the Zoning Administrator be and it hereby is reversed, as modified, and he is authorized to certify a 1½-story brick and frame building as a single-family dwelling containing two separate living quarters each having a complete kitchen facility, on premises at 2912 N. Nagle Avenue, upon condition that the building shall at all times be occupied by a "Family" as defined in Section 3 of the zoning ordinance in compliance with the site's R2 Single-Family Residence classification, Section 7.3-1(1); and that all applicable ordinances of the City of Chicago shall be complied with before certification is issued.

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

APPLICANT: Raul Jose Jimenez CAL. NO. 161-95-A
 APPEARANCES FOR: Raul Jose Jimenez MAP NO. 11-J
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED -- 3635 W. Montrose Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.
 ACTION OF BOARD --

THE VOTE

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

JOSEPH J. SPINGOLA
 ANTHONY J. FORNELLI
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Raul Jose Jimenez, owner, on May 3, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2½-story frame building as a store & 4-dwelling units, in a B4-1 Restricted Service District, on premises at 3635 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 said use is located in a B4-1 Restricted Service District; that the subject site is improved with a 2½-story frame building with a tire store on the ground floor and dwelling units above; that the appellant purchased the building in 1989 as a store and 4-dwelling unit building; that evidence presented indicates that the city's Department of Water Meter Control Certificate N. 121221, dated April 24, 1933, lists the subject premises as a Store and Flats building; that the applicant has a right to continue the occupancy of the subject building as a store and 4-dwelling unit building provided the building complies with all applicable building code regulations; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2½-story frame building as a store and 4 dwelling units, on premises at 3635 W. Montrose Avenue, provided the building is brought into compliance with building code regulations by plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Anibal Donis

CAL. NO. 162-95-A

APPEARANCES FOR: Anibal Donis

MAP NO. 3-J

APPEARANCES AGAINST:

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June 16, 1995

PREMISES AFFECTED-- 1236 N. Central Park Avenue

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

ACTION OF BOARD --

THE VOTE

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

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Anibal Donis, owner, on May 10, 1995, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2nd floor 20.18' x 20' dormer addition to a 2-story brick non-conforming single-family dwelling, in an M1-1 Restricted Manufacturing District, on premises at 1236 N. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 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, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995; and

WHEREAS, the district maps show that the premises is located in a M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-1 Restricted Manufacturing District; that the subject site is a 28' x 125' lot improved with a 2-story brick and frame non-conforming single-family dwelling; that the appellant erected a 20.18' x 20' dormer addition for the purpose of providing additional living space; that although the district in which the subject site is located is zoned Manufacturing, it is one of 5 non-conforming residential buildings located between manufacturing uses on the west side of N. Central Park Avenue; that although the subject site's manufacturing zoning renders the residential building non-conforming, such residential buildings are exempted from the amortization provisions of Article 6 of the zoning ordinance; that the subject building and the said dormer addition thereto is well below the permitted floor area ratio for the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

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

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Cal. No. 162-95-A

Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a 2nd floor 20.18' x 20' dormer addition to a 2-story brick non-conforming single-family dwelling, on premises at 1236 N. Central Park Avenue, upon condition that the 2nd story dormer addition shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charles Besser CAL. NO. 163-95-Z
 APPEARANCES FOR: Joseph P. Gattuso, Charles Besser MAP NO. 3-F
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED -- 1324 N. Dearborn Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD --

Variation granted.

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		

THE RESOLUTION:

WHEREAS, Charles Besser, owner, as subsequently amended, on May 12, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story single-family dwelling including a 9 feet high masonry wall along the north lot line between the proposed building and a proposed garage at the rear of the lot, with no side yards instead of the required 2.49 feet each, on premises at 1324 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered MAY 11, 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, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1995 after due notice thereof by publication in the Chicago Sun-Times on May 30, 1995; and

WHEREAS, the district maps show that the premises is located in 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 24.98' x 149.66' unimproved lot; that the applicant proposes to erect a 3-story single-family dwelling at the subject site and a 1-story brick garage at the rear of the property; that the applicant also proposes to erect, for security purposes, a 9 feet high masonry wall along the north property line between the proposed 3-story single-family residence and garage to shield the site from an abutting parking lot with unrestricted access; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side yard variations requested are necessary to construct a residence that meets the space and lifestyle requirements of the applicant and his family and which is also consistent with the Victorian-era rowhouse style of other residential buildings on the west side of N. Dearborn Street; that the plight of the owner is due to his desire to construct

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Cal. No. 163-95-Z

a residence consistent with the Victorian-era rowhouses in the block and to also avoid on the south property line a tunnel-like space between the subject residential building and the residential building to the south which would have the potential of becoming an unattractive and hazardous nuisance; that the variation, if granted, will not alter the essential character of the locality in that it will allow the proposed single-family dwelling to be constructed consistent with the existing Victorian rowhouse character of this block of N. Dearborn Street; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family dwelling including a 9 feet high masonry wall along the north lot line between the proposed building and a proposed garage at the rear of the lot, with no side yards instead of the required 2.49 feet each, on premises at 1324 N. Dearborn Street, upon condition that the proposed 3-story single-family dwelling shall be constructed in accordance with revised plans submitted, dated June 15, 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: Quality Jewelry & Loan Co., Inc.

CAL. NO. 164-95-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1995

PREMISES AFFECTED -- 2001 W. North Avenue

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
August 18, 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: Ravenswood Disposal Service, Inc. CAL. NO. 60-94-S

APPEARANCES FOR: MAP NO. 1-I

APPEARANCES AGAINST: MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED-- Area bounded by W. Fulton St., No. Talman Ave., W. Lake St., and
N. Washtenaw Ave., known as 200-70 N. Talman Ave.

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Case continued to
December 15, 1995.

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		

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

APPLICANT: Human Resources Development Institute, Inc. CAL. NO. 302-94-S
 APPEARANCES FOR: Emory Smith MAP NO. 24-C
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 16, 1995
 PREMISES AFFECTED-- 2311 E. 98th Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD --

Application approved.

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	A b s t a i n		

THE RESOLUTION:

WHEREAS, Human Resources Development Institute, Inc., for The Catholic Bishop of Chicago, a corp. sole, 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 16 live-in adult women, including pregnant women, addicted to alcohol and other drugs in a 2-story brick former convent building, in R3 General Residence District, on premises at 2311 E. 98th 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, §7.4-1(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick former convent building with a church and school building located at the rear of the property; that the applicant social service organization operates a transitional residence for adult women, including pregnant women addicted to alcohol and other drugs at the subject site location; that testimony was presented indicating that the out-patient services, which were part of the original special use application filed, will be relocated by the end of July, 1995; that the applicant provides physical and psychological assessments, individual, group and family therapy, life skills education; that the facility is staffed 24 hours daily; that only non-narcotic medicines are administered on site by a professional nurse; that the proposed use is necessary for the public convenience at this location in that there are very few such facilities offering this needed service in the southeast side of Chicago; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with

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June 16, 1995

Cal. No. 302-94-S

all state and city ordinances governing the establishment and operation of transitional residences for recovering substance abusers; that the proposed use of the building on the subject site as a transitional residence fulfills a need in the community and is consistent with the historical use of the premises as a residential convent facility; and that the said 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 16 live-in adult women, including pregnant women, addicted to alcohol and other drugs in a 2-story brick former convent building, on premises at 2311 E. 98th 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: Aunt Martha's Youth Service Center, Inc.

CAL. NO. 304-94-S

APPEARANCES FOR:

MAP NO. 32-B

APPEARANCES AGAINST:

MINUTES OF MEETING
June 16, 1995

PREMISES AFFECTED-- 3125 E. 131st Street

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: Faith Revival Center Church
APPEARANCES FOR: Scott M. Nelson, Rev. Wyatt McCray
APPEARANCES AGAINST:
PREMISES AFFECTED-- 8042-44 S. Ashland Avenue
SUBJECT-- Application for the approval of a special use.

CAL. NO. 35-95-S
MAP NO. 20-H
MINUTES OF MEETING
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ACTION OF BOARD --

THE VOTE

Application approved.

JOSEPH J. SPINGOLA
ANTHONY J. FORNELLI
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA			X
ANTHONY J. FORNELLI	X		
LEROY K. MARTIN, JR.	X		
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, Faith Revival Center Church, 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 83-seat church in a 1-story brick building, in a B2-1 Restricted Retail District, on premises at 8042-44 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 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 B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a b2-1 Restricted Retail District; that the subject site is improved with a 1-story building containing the applicant church; that on November 19, 1993, the Board denied the applicant's special use application for the establishment of an 80-seat church in the 1-story brick building at the subject site, in Cal. No. 320-93-S; that records of the City of Chicago indicate that the applicant church is within 100 feet of an existing tavern/lounge located at 8038 S. Ashland Avenue; that the establishment of the applicant church has been endorsed by the owner and proprietor, Emo Currie, of the property at 8038 S. Ashland Avenue, known as The Realto Lounge, in a letter which gives his full support and consent to the proposed church; that the proposed use is necessary for the public convenience at this location to continue to serve the members of its congregation, the majority of which reside in the immediate vicinity; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which provides off-street parking at the rear of the property;

MINUTES OF MEETING

June 17, 1995

Cal. No. 35-95-S

that the applicant church has demonstrated its commitment to the community over the past few years and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an 83-seat church in a 1-story brick building, on premises at 8042-44 S. Ashland Avenue, upon condition that the paved parking area at the rear of the church building shall be improved with 2 feet high steel beam guard rails on the north and south property lines; that striping shall be provided; that lighting shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

June 16, 1995

Cal. No. 93-94-Z

Terry Diamond, for the Public Building Commission of Chicago and the Chicago Board of Education, applicant, presented a written request for an amendment to the resolution granted by the Board on April 15, 1994 in Calendar No. 93-94-Z permitting the erection of a 2-story annex addition to the west side of an existing elementary school, whose south front yard will be 19 feet instead of 23 feet, with no through lot rear yard instead of 60 feet, and whose total floor area ratio will be 1.74 instead of 0.70, on premises at 2010 N. Central Park Avenue.

Ms. Diamond stated that one of the conditions to the zoning variation granted by the Board was the installation of two 10-foot high wrought iron gates at the north and south ends of the narrow yard area between the existing Funston Elementary School building and the proposed annex to the west. The Public Building Commission and the Chicago Board of Education have subsequently authorized the construction of a one-story glass link that will connect the existing school building to the new annex addition and which will eliminate the need for the 10 feet high wrought iron gate at the south end of the yard. The portion of the yard north of the link will still be secured by a gate as indicated in plans submitted.

Vice Chairman Fornelli moved that the request be granted and that Line 5 from the bottom of Page 15 of the minutes of April 15, 1995 be amended to read "upon condition that a 10 feet high wrought iron gate shall be erected at the north end of the narrow yard area which will be created between the existing school building and the proposed annex to the west." The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 16, 1995

Cal. No. 50-94-S

E. Wayne Robinson, for Cosmopolitan Community Church, applicant, presented a written request for an extension of time in which to obtain necessary permits for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 47-53 E. 53rd Street, to fulfill the parking requirements for an addition to a church at 5249 S. Wabash Avenue, approved by the Zoning Board of Appeals on March 18, 1994, in Cal. No. 50-94-S.

Mr. Robinson stated that administrative and design difficulties delayed the filing of building permit applications for the church addition and parking lot. The church is now in a position to apply for the necessary permits.

Vice Chairman Fornelli moved that the request be granted and the time for obtaining necessary permits be extended to March 18, 1996. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 16, 1995

Cal. No. 159-94-S and

Cal. No. 160-94-S

Cheryl Bonds Rayner, for A.A. Rayner & Sons, applicant, presented a written request for an extension of time for the establishment of an off-site accessory parking lot for the parking of 19 private passenger automobiles on premises at 214-22 E. 71st Street, and an off-site accessory parking lot for the parking for 14 private passenger automobiles on premises at 226-34 E. 71st Street, both to serve an existing funeral home and proposed addition at 318 E. 71st Street, and approved by the Zoning Board of Appeals on June 17, 1994 in Cal. Nos. 159-94-S and 160-94-S, respectively.

Ms. Rayner stated that due to a change in the plans for the proposed addition to the existing funeral home located at 318 E. 71st Street, and the rezoning of the funeral home site from B4-1 to B5-2, the applicant is requesting an extension of time for the aforesaid off-site accessory parking lots.

Vice Chairman Fornelli moved that the request be granted and the time for establishing off-site accessory parking lots at 214-22 E. 71st Street and at 226-34 E. 71st Street to serve an existing funeral home and proposed addition at 318 E. 71st Street be extended to June 17, 1996. The motion prevailed by yeas and nays as follows:

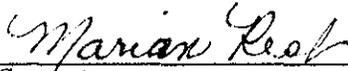
Yeas- Fornelli, Martin, McCabe-Miele, and Moore. Nays- None. Absent- Spingola.

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Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 21, 1995.


Secretary