

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on June 17, 1994

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 Martin moved that the Board approve the minutes of the proceedings of the regular meeting held on May 20, 1994 (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: Emily Lawrence
 APPEARANCES FOR: Emily Lawrence
 APPEARANCES AGAINST:

CAL. NO. 141-94-Z
 MAP NO. 5-M
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 6041 W. Fullerton Avenue
 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, Emily Lawrence, for George E. Nowicki, owner, on April 8, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 2-story 7' x 24' enclosure of the rear porch of a brick 2-story 3-dwelling unit building, which enclosure will result in a 15% (336 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 6041 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 the City of Chicago, specifically, §7.5-3, §7.8-3, §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 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 a 33' x 108' lot improved with a brick 2-story 3-dwelling unit building with an enclosed rear porch; that the said 2-story 7' x 24' enclosed rear porch results in a 15% or 336 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said enclosed 2-story porch is necessary to eliminate snow accumulation on the rear stairs during winter and to allow the applicant's father, George E. Nowicki, to access his basement without going outside; that the plight of the owner is due to health reasons; that the said enclosed rear porch is compatible with similar enclosed rear porches in the neighborhood; 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 a 2-story 7' x 24' enclosure of the rear porch of a brick 2-story 3-dwelling unit building, which enclosure will result in a 15% (336 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 6041 W. Fullerton 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: William Aichast
 APPEARANCES FOR: William Aichast
 APPEARANCES AGAINST:

CAL. NO. 142-94-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 2233 W. Fletcher Street

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William Aichast, owner, on April 12, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the rear 25 feet of the attic of a 1-story frame single-family dwelling, whose west side yard will be 7½ inches and whose east side yard will be 2.29 feet instead of side yards of 2.5 feet each; on premises at 2233 W. Fletcher Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 the City of Chicago, specifically, §7.8-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 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 a 25' x 124.9' lot improved with a 1-story frame single-family dwelling with a partially completed dormer of the rear 25 feet of the attic of the existing 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 attic dormer is necessary to provide additional living and storage space for the applicant and his family; that the plight of the owner is due to the need to provide more living space in the existing 1-story frame single-family dwelling; that the said attic dormer is compatible with other dormer additions in the block; 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

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zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the rear 25 feet of the attic of a 1-story frame single-family dwelling, whose west side yard will be 7½ inches and whose east side yard will be 2.29 feet instead of side yards of 2.5 feet each, on premises at 2233 W. Fletcher Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert Mosky
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 143-94-Z
 MAP NO. 7-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 2939-47 N. Lincoln 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, Robert Mosky, for LaSalle Trust, Tr. #48686, owner, on April 15, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story addition on the 1-story portion and a 3rd story addition on the 2-story portion of a 1 and 2-story brick building all of which will be used as 14 condominium dwelling units, with no south side yard instead of 10 feet and whose rear yard will be 3.33 feet instead of 30 feet, on premises at 2939-47 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 15, 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 the City of Chicago, specifically, §7.8-5, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 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 on June 16, 1994 the City Council rezoned the subject site from B5-2 to R5 General Residence specifically for the proposed residential project; that the subject site is a 100' x 125'- lot presently improved with a 1 and 2-story brick commercial building; that the applicant proposes to rehab the existing building and construct a 2-story addition on the existing 1-story portion and a 3rd story addition on the existing 2-story portion of the building; that the proposed rehab and new construction will create an open courtyard within the existing building; that 23 off-street parking spaces will be provided, 14 of which will be interior parking spaces; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side and rear yard variations requested are necessary to erect the proposed 14 condominium dwelling unit building with on-site parking, as designed; that the plight of the owner is due to the necessity of providing 14 dwelling

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units in order to make the residential project economically viable and that the said 14 units cannot be provided on-site without the side and rear yard variations requested; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition on the 1-story portion and a 3rd story addition on the 2-story portion of a 1 and 2-story brick building all of which will be used as 14 condominium dwelling units, with no south side yard instead of 10 feet and whose rear yard will be 3.33 feet instead of 30 feet, on premises at 2939-47 N. Lincoln 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: Andrew C. Radziwonski
 APPEARANCES FOR: Donald J. Vogel, Andrew Radziwonski
 APPEARANCES AGAINST: Thomas Allen, Aldo Arnone

CAL NO. 144-94-Z
 MAP NO. 9-O
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 3944 N. Oconto 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, Andrew C. Radziwonski, owner, on April 15, 1994, filed an application for a variation of the zoning ordinance to permit, in a R2 Single-Family Residence District, the erection of a 2nd story addition to a 1-story frame single-family dwelling, whose front yard will be 5.65 feet instead of 19.78 feet, whose north side yard will be 0.86 foot and whose south side yard will be 2.54 feet instead of combined side yards of 9 feet and neither side yard less than 3 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3944 N. Oconto Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; 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 a R2 Single-Family Residence District; that the subject site is a 30' x 123.67' lot improved with a 1-story frame single-family dwelling with the subject 2nd story addition; that the subject building is presently unoccupied; that the applicant purchased the subject property two years ago and intends to occupy the building with his wife and in-laws; that the said second floor addition was not erected according to the plans submitted at the time a building permit was obtained; that subsequently a second building permit was issued; that the Board finds that the said 2nd story addition is an overbuilding of the site and that the said addition will alter the essentially one-story single-family dwelling character of the locality; that no evidence was presented to indicate that a second story could not have been erected in accordance with zoning ordinance requirements; 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: Richard and Rosaria Cappiello
 APPEARANCES FOR: Richard Cappiello
 APPEARANCES AGAINST:

CAL. NO. 145-94-Z
 MAP NO. 15-O
 MINUTES OF MEETING
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PREMISES AFFECTED— 7284 W. Myrtle 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, Richard and Rosaria Cappiello, owners, on April 26, 1994, 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 8' x 21' addition to the rear of a 2-story frame single-family dwelling, whose west side yard will be 0.60' and whose east side yard will be 3.12' instead of combined side yards of 7.5' and neither side yard less than 3', and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 7284 W. Myrtle Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 the City of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1)(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; 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 25.04' x 134' lot improved with a 2-story frame single-family dwelling; that the applicants propose to erect a 2-story 8' x 21' addition to the rear of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story 8' x 21' addition is necessary to provide additional living space to meet the needs of the applicants; that the plight of the owner is due to the necessity of providing additional bedroom space and family room space in the existing single-family dwelling; that the proposed addition will follow existing building lines, and that the variations, 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 2-story 8' x 21' addition to the rear of a 2-story frame single-family dwelling, whose west side yard will be 0.60' and whose east side yard will be 3.12' instead of combined side yards of 7.5' and neither side yard less than 3', and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 7284 W. Myrtle 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: Martin and Elizabeth Markrack
 APPEARANCES FOR: Al Ilekis
 APPEARANCES AGAINST:

CAL. NO. 146-94-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 3740 N. Kenmore Avenue
 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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Martin and Elizabeth Markrack, owners, on April 17, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormering of the attic of a 2½-story frame 3-dwelling unit building, which dormering will result in a 15% (529 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3740 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 the City of Chicago, specifically, §7.6-4, §11.7-4(1)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 25' x 120.14' lot improved with a 3-story frame residential building with new attic dormer addition; that the applicants occupy the 3rd floor dwelling unit; that the applicants replaced an existing dormer and bath due to shoddy construction which resulted in a 15% or 529 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said attic dormer is necessary to provided additional living space in the third floor dwelling unit; that the plight of the owner is due to the necessity of providing adequate head room in the existing attic living space; that the said attic dormer addition is compatible with existing residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 146-94-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 of a 2½-story frame 3-dwelling unit building, which dormering will result in a 15% (529 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3740 N. Kenmore 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: Sol Santos

CAL. NO. 147-94-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3658 W. Wrightwood Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 19, 1994.

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: Witco Corporation
 APPEARANCES FOR: Gust Christofidis
 APPEARANCES AGAINST:

CAL. NO. 148-94-S
 MAP NO. 12-M
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 6201 W. 51st 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, Witco Corporation, owner, on April 8, 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 B1-1 Local Retail District, on premises at 6201 W. 51st Street, to serve a business at 6200 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 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 the City of Chicago, specifically, §8.3-1. §8.4-1(6), §8.11."

and

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

WHEREAS, the district maps show that the premises is located in a B1-1 Local 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 B1-1 Local Retail District; that on March 23, 1994 the City Council rezoned the subject site from R2 Single-Family Residence to B1-1 Local Retail District; that the subject site is a 13,723 sq. ft. lot presently being used as a parking lot by the employees of Witco Corporation; that the proposed use is necessary for the public convenience at this location to serve employees and customers of Witco Corporation located directly north across W. 51st Street at 6201 W. 51st Street; 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 use of the site for an off-site accessory parking lot will help alleviate on-street parking in the block and that by being located directly south across W. 51st Street from the use served will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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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 6201 W. 51st Street, to serve a business at 6200 W. 51st Street, upon condition that no use shall be made of the site 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 that the lot shall be enclosed by 6 feet high wooden fences on the west and south lot lines to screen the facility from abutting residential properties, and by wire fabric fencing, as indicated in the plan submitted March 6, 1994, on the north and east property lines, excepting driveways; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced, with asphaltic concrete or some other 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 striping and concrete wheel stops shall be provided; that lighting directed away from abutting residential properties shall be provided; that ingress and egress shall be from W. 51st Street; that the driveways shall be constructed in compliance with applicable ordinances; that shrubs and trees shall be planted to screen the proposed security fences and that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that the proposed parking lot shall be securely locked at all times when not in use by the applicant corporation; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Public Building Commission of Chicago/Chicago Board of Education
 APPEARANCES FOR: Langdon Neal
 APPEARANCES AGAINST:

CAL. NO. 149-94-S
 MAP NO. 5-J
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 3639 W. Armitage 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, Public Building Commission of Chicago/Chicago Board of Education, for Khader S. Ghawi, owner, on April 20, 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 C1-1 Restricted Commercial District, on premises at 3639 W. Armitage Avenue, to serve the Funston School at 3616 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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 the City of Chicago, specifically, §9.3-1, §9.4-1."

and

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

WHEREAS, the district maps show that the premises is located in a C1-1 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 C1-1 Restricted Commercial District; that on April 15, 1994 the Board approved the erection of a 2-story annex addition to the Funston Elementary School, located at 2010 N. Central Park Avenue, in Calendar No. 93-94-Z; that the subject site is a 6,240 sq. ft. unimproved lot located southwest of the Funston School site, across the intersection of W. Armitage Avenue and N. Monticello Avenue; that the proposed use is necessary for the public convenience at this location to provide off-site accessory parking for Funston School staff; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will help alleviate on-street parking in the neighborhood and that the use will be compatible with existing commercial uses along W. Armitage Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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June 17, 1994

Cal. No. 149-94-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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3639 W. Armitage Avenue, to serve the Funston School at 3616 W. Armitage Avenue, upon condition that no use shall be made of the site 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 belonging to Funston School staff and school buses used by the Funston School; that the lot shall be enclosed by 8 feet high chain link fencing, excepting the driveways; that 8 feet high chain link gates shall be provided at the entrances/exits; 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 concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from W. Armitage Avenue and via the public alley abutting the site to the south upon condition that a waiver of the alley barrier shall be obtained from the City Council; that the driveways shall be constructed in accordance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinances 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: First Korean United Methodist Church

CAL. NO. 150-95-S

APPEARANCES FOR:

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING
June 17, 1994

PREMISES AFFECTED— 3418 W. Ainslie Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 21, 1994.

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 Transit Authority
 APPEARANCES FOR: Donald J. Vogel
 APPEARANCES AGAINST:

CAL. NO. 151-94-S
 MAP NO. 4-E
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 1706-12 S. Wabash 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, Chicago Transit Authority, for City of Chicago, owner, on April 15, 1994 filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an electric sub-station, in a C3-4 Commercial-Manufacturing District, on premises at 1706-12 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 the City of Chicago, specifically, §8.4-1(11b), §9.4-3(1), §9.11-3."

and

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

WHEREAS, the district maps show that the premises is located in a C3-4 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 proposed use is to be located in a C3-4 Commercial-Manufacturing District; that on April 15, 1994, the Board approved the establishment of electric sub-stations at 4710-12 S. Calumet Avenue and 5905-11 S. Prairie Avenue; that the testimony presented in Calendar Nos. 96-96-S and 97-94-S, respectively, is hereby made part of the record in this case: that the subject site is a 75' x 156.68' unimproved lot with CTA train tracks running along its western boundary; that the applicant proposes to erect an approximately 33' x 72' electric sub-station facility at the subject site; that the proposed use is necessary for the public convenience at this location due to the track configuration and requirement for providing power to the CTA Green Line trains; that electric sub-stations are required every mile of tracks and must abut said tracks; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be enclosed by security fencing and which will be continuously monitored from the CTA Command Center at the Merchandise Mart; that the proposed use will be compatible with existing commercial 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 17, 1994

Cal. No. 151-94-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 an electric sub-station, on premises at 1706-12 S. Wabash Avenue, upon condition that the subject site shall be enclosed, except for a gate permitting entry to the site for regular maintenance purposes, by a 6 feet high chain link fence; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Transit Authority

APPEARANCES FOR:

CAL. NO. 152-94-S

MAP NO. 8-E

MINUTES OF MEETING

June 17, 1994

APPEARANCES AGAINST:

PREMISES AFFECTED— 3519-23 S. State 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: Mae Roberts

CAL. NO. 153-94-S

APPEARANCES FOR:

MAP NO. 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 17, 1994

PREMISES AFFECTED— 1159 W. 51st Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 19, 1994.

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: Milwaukee Avenue, Inc. d/b/a, Nick's
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 154-94-S
 MAP NO. 3-H
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 1516 N. Milwaukee 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, Milwaukee Avenue, Inc., d/b/a Nick's, owner, on April 8, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a beer garden as an extension of an existing tavern in a 3-story brick building, in a B4-2 Restricted Service District, on premises at 1516 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 the City of Chicago, specifically, §8.3-4, §8.4-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 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 the subject site is a 2,940 sq. ft. lot improved with a 3-story brick building containing an operating tavern on the ground floor with dwelling units above; that the applicant proposes to establish an approximately 900 sq. ft. beer garden at the rear of the existing building as an extension of the existing tavern; that the proposed beer garden will accommodate 50 to 60 people at table seating; that the hours of operation of the beer garden will be limited to the hours between 6 P.M. to 11 P.M. on week-nights and from 6 P.M. to 12 A.M. on weekends; that no music will be provided at the proposed beer garden site; that the proposed use is necessary for the public convenience at this location to provide an additional amenity to the customers of the existing tavern at the subject site; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed beer garden in that additional service and security personnel will be provided at the site; that an elevated train runs behind the subject site which separates the proposed beer garden from residential uses to the southwest; that the proposed use will be compatible

MINUTES OF MEETING

June 17, 1994

Cal. No. 154-94-S

with existing business improvements in the area and will not cause substantial injury to the value of other properties in the area; 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 beer garden as an extension of an existing tavern in a 3-story brick building, on premises at 1516 N. Milwaukee Avenue, upon condition that the beer garden area shall be enclosed by 8 feet high solid wood fencing; that no music shall be played or performed in the beer garden area; that decorative landscaping shall be provided; that the hours of operation of the beer garden shall be limited to the hours between 6 P.M. and 11 P.M. weeknights and 6 P.M. and 12 A.M., weekends; 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: Vineyard Christian Fellowship
 APPEARANCES FOR: Kevin Outterson
 APPEARANCES AGAINST:

CAL. NO. 155-94-S
 MAP NO. 7-M
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 5635-3 W. Belmont Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Vineyard Christian Fellowship, for Milos Nikolic, owner, on April 28, 1994, filed an application for the approval of the location and the establishment of a church on the 2nd floor of a 2-story brick store building, in a B3-2 General Retail District, on premises at 5635-3 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 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 the City of Chicago, specifically, §8.3-3, §8.4-3(1)."

and

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

WHEREAS, the district maps show that the premises is located in a B3-2 General 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 B3-2 General Retail District; that the subject site is a 16,745 sq.ft. lot improved with a 2-story strip-store building containing various businesses on the ground floor and a real estate office in part of the 2nd floor of the premises; that the applicant proposes to establish a church with a 50 to 60 adult membership; that the hours of worship services begin at 10:30 A.M. and end approximately 12 Noon; that testimony presented by an expert witness indicates that the use of the subject premises as a church would enhance the value of other property in the area and would be good for the economy of the area's businesses and that also the establishment of the church would be more of a burden in a residential district, where a church is a permitted use, due to increased street parking; that no evidence was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the proposed use is not in the public interest in that the economic viability and future development of permitted uses on this active retail street would be restricted; it is therefore

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

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

APPLICANT: Long John Silver's, Inc.

CAL. NO. 156-94-S

APPEARANCES FOR:

MAP NO. 20-D

APPEARANCES AGAINST:

MINUTES OF MEETING
June 17, 1994

PREMISES AFFECTED— 1434 E. 87th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 16, 1994.

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: Long John Silver's, Inc.

APPEARANCES FOR:

CAL. NO. 157-94-S

MAP NO. 28-F

MINUTES OF MEETING

June 17, 1994

PREMISES AFFECTED— 11101 S. Halsted Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 16, 1994.

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: A.A. Rayner & Sons
 APPEARANCES FOR: Cheryl Rayner
 APPEARANCES AGAINST:

CAL. NO. 158-94-Z
 MAP NO. 16-E
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 318 E. 71st Street
 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
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, A.A. Rayner & Sons, for Chicago Title and Trust Company, Tr. #53780, owner, on April 29, 1994, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 3-story addition to an existing 1-story funeral home building which will result in the gross floor area of the funeral business exceeding the maximum 21,875 sq. ft. allowed by approximately 8% (1,687 sq. ft.), on premises at 318 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 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 the City of Chicago, specifically, §8.3-4A(2), §8.3-4B(45), §8.5-4, §11.7-4(10).

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; 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 27,095 sq. ft. lot improved with a 1-story funeral home building located on the northwest corner of E. 71st Street and S. Calumet Avenue; that the applicant proposes to erect a 3-story addition to the existing funeral home 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 3-story addition is necessary to allow the applicant to accommodate larger funeral services in compliance with occupancy ordinances; that the plight of the owner is due to unique circumstances in that the existing building has become functionally inadequate due to the growth of the applicant's business; that the proposed use will be compatible with existing mixed business and residential improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

June 17, 1994

Cal. No. 158-94-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story addition to an existing 1-story funeral home building which will result in the gross floor area of the funeral business exceeding the maximum 21,875 sq. ft. allowed by approximately 8% (1,687 sq. ft.), on premises at 318 E. 71st 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: A.A. Rayner & Sons
 APPEARANCES FOR: Cheryl Rayner
 APPEARANCES AGAINST:

CAL. NO. 159-94-S
 MAP NO. 16-E
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 214-22 E. 71st 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, A.A. Rayner & Sons, owner, on April 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 the parking of 19 private passenger automobiles, in a B4-1 Restricted Service District, on premises at 214-22 E. 71st Street, to serve an existing funeral home and proposed addition at 318 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 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 the City of Chicago, specifically, §8.3-B(45), §8.4-4(1), §8.4-1(6), §8.11-1(26)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; 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 located in a B4-1 Restricted Service District; that on June 17, 1994, the Board granted a variation to the applicant to permit the erection of a 3-story addition to an existing 1-story funeral home building which will result in the gross floor area of the funeral business exceeding the maximum 21,875 sq. ft. allowed by approximately 8% (1,687 sq. ft.), on premises at 318 E. 71st Street, in Calendar No. 158-94-Z; that the subject site in this case is a 67.5' x 125' unimproved lot; that the proposed use is necessary for the public convenience at this location to serve the existing funeral home with the said approved addition located at 318 E. 71st Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use will help reduce traffic congestion along 71st Street by providing an off-street staging area for funeral corteges and will help reduce residential street parking congestion; that the proposed parking lot will be compatible with existing 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

June 17, 1994

Cal. No. 159-94-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 an off-site accessory parking lot for the parking of 19 private passenger automobiles, on premises at 214-22 E. 71st Street, to serve an existing funeral home and proposed addition at 318 E. 71st 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 proposed parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that 6 feet high decorative solid wood fencing shall be erected on north, west and east lot lines, excepting the driveway to screen the facility from residential properties abutting the site to the north, west and east; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from E. 71st Street and from the public alley abutting the site to the east, providing a waiver of the alley barrier is obtained from the City Council; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveway on E. 71st Street shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked when not in use by the applicant funeral home; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: A.A. Rayner & Sons, Inc.
 APPEARANCES FOR: Cheryl Rayner
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 226-34 E. 71st Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 160-94-S
 MAP NO. 16-E
 MINUTES OF MEETING
 June 17, 1994

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, A.A. Rayner & Sons, Inc., for Chicago Title & Trust Co., Tr. #1080160, owner, on April 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 the parking of 14 private passenger automobiles, in a B4-1 Restricted Service District, on premises at 226-34 E. 71st Street, to serve an existing funeral home and proposed addition at 318 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 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 the City of Chicago, specifically, §8.3-B(45), §8.4-4(1), §8.4-1(6), §8.11-1(26)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; 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 July 17, 1994 the Board granted the applicant a variation for the erected of a 3-story addition to an existing 1-story funeral home building located at 318 E. 71st Street and approval of a special use for the establishment of an off-site accessory parking lot for 19 private passenger automobiles at 214-22 E. 71st Street to serve the aforesaid funeral home and addition, in Calendar Nos 158-94-Z and 159-94-S, respectively; that the subject site is a 50' x 125' unimproved lot located directly east across a public alley from the parking lot approved in Calendar No. 159-94-S; that the proposed use is necessary for the public convenience at this location to serve the existing funeral home and addition; 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 that proposed parking lot will help alleviate on-street parking in the area and will be compatible with existing business and residential improvements in the area and will

MINUTES OF MEETING

June 17, 1994

Cal. No. 160-94-S

not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of 14 private passenger automobiles, on premises at 226-34 E. 71st Street, to serve an existing funeral home and proposed addition at 318 E. 71st Street, upon condition that that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the proposed parking lot shall be limited to the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 6 feet high solid wood fence shall be provided on the north property line to screen the facility from abutting residential properties; that a decorative fence shall be provided on the south lot line on the E. 71st Street frontage; that concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential properties; that striping shall be provided; that ingress and egress shall be from S. Prairie Avenue and from the alley abutting the site to the west provided a waiver of the alley barrier is obtained from the City Council; that the S. Prairie Avenue driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant funeral home; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility to 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: Willie M. and Brant Davis
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 161-94-A
MAP NO. 18-B
MINUTES OF MEETING
June 17, 1994

PREMISES AFFECTED— 7450 S. Colfax Avenue

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: PetCare Plus, Inc., a Delaware Corp.
 APPEARANCES FOR: Terry McKee
 APPEARANCES AGAINST:

CAL. NO. 162-94-A
 MAP NO. 11-L
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 4072 N. Milwaukee 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, PetCare Plus, Inc., a Delaware Corp., for National Shopping Plaza, Inc., owner, on April 20, 1994, filed an appeal from the decision of the Office of the Zoning Administrator which classified an existing business selling pet foods, pet supplies, related gift items and aquarium fish in a 1-story brick store building as a Pet Shop use not permitted in a B3-3 General Retail District, on premises at 4072 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 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 the City of Chicago, specifically, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994; and

WHEREAS, the district maps show that the premises is located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the subject site is improved with a 1-story strip mall containing the subject business and two other business uses; that the appellant's business consists of selling pet foods, pet supplies and related gift items, all of which is permitted in a B3 zoning district; that the sale of aquarium fish represents a very small part of the business; that the sale of aquarium fish is subordinate to the principal pet foods and supplies business and may be considered an accessory use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing business selling pet foods, pet supplies, related gift items and as an accessory use only, aquarium fish, as a use permitted in a B3-3 General Retail District, on premises at 4072 N. Milwaukee Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Laura Robles
 APPEARANCES FOR: Laura Robles
 APPEARANCES AGAINST:

CAL. NO. 163-94-A
 MAP NO. 4-H
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 2218 W. 19th Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Laura Robles, owner, on April 27, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the construction of a 532 sq. ft. (19' x 28') accessory private garage on the rear of a lot improved with a 2-story frame dwelling due to the garage exceeding the allowable 60% coverage of the required rear yard, in an R4 General Residence District, on premises at 2218 W. 19th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 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 the City of Chicago, specifically, §5.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an R4 General Residence District; that the subject site is a 25' x 125' lot improved with a 2-story frame dwelling in the front of the lot and a detached accessory garage under construction in the rear of the lot; that the subject garage is 532 sq. ft. which exceeds the 60% allowable coverage of the required rear yard; that under Section 5.6-2 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Natividad Onofre

CAL. NO. 164-94-A

APPEARANCES FOR: Natividad Onofre

MAP NO. 2-H

APPEARANCES AGAINST:

MINUTES OF MEETING
June 17, 1994

PREMISES AFFECTED— 2327 W. Harrison Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Natividad Onofre, owner, on April 29, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a 1 and 2-story brick commercial building, in an R5 General Residence District, on premises at 2327 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 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 the City of Chicago, specifically, §7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 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 in a non-conforming 1 and 2-story brick commercial building; that the appellant proposes to establish an automobile repair shop in the subject building which was previously occupied by a grinding and sharpening business; that the prior business use ceased operation in 1982; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the establishment of an auto repair shop in the subject non-conforming building; it is therefore

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

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

APPLICANT: Dr. Noel and Dawn Nequin
 APPEARANCES FOR: Robert Lizzo, Dr. Noel and Dawn Nequin
 APPEARANCES AGAINST: Ira Goldberg

CAL. NO. 165-94-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 5905 N. St. Louis 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, Dr. Noel and Dawn Nequin, owners, on April 18, 1994, 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 20' x 22.95' addition to the rear of a 2-story brick single-family dwelling whose north side yard will be 3.09' and whose south side yard will be 3.96' instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.60 instead of 0.50, on premises at 5905 N. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 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 the City of Chicago, specifically, §7.802(2), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; 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 124.8' lot improved with a 2-story brick Georgian-style single-family dwelling; that the applicants propose to erect a 2-story 20' x 22.95' addition to the rear of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story 20' x 22.95' addition is necessary to meet the living space requirements of the applicants and their family; that the plight of the owner is due to the applicants need for additional living space consisting of a new bathroom, master bedroom, family room and remodeled kitchen in the existing single-family dwelling; that the proposed addition will be compatible with existing residential improvements in the neighborhood, many of which have additions and which also do not comply with the side yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

June 17, 1994

Cal. No. 165-95-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 2-story 20' x 22.95' addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 3.09' and whose south side yard will be 3.96' instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.60 instead of 0.50, on premises at 5905 N. St. Louis 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: Arturo Jauregui - 5934 N. Forest Glen Avenue **CAL. NO.** 166-94-A
APPEARANCES FOR: Arturo Jauregui **MAP NO.** 15-K
APPEARANCES AGAINST: John J. Pikarski, Jr. **MINUTES OF MEETING**
 June 17, 1994

PREMISES AFFECTED— 5930 N. Forest Glen Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
X		
	X	

THE RESOLUTION:

WHEREAS, Arturo Jauregui, owner of the property at 5934 N. Forest Glen Avenue, on April 27, 1994, filed an appeal from the decision of the Office of the Zoning Administrator which on March 16, 1994 granted an Exception permitting, in an R1 Single-Family Residence District, the erection of a 2-story 32' x 54.5' single-family dwelling with a 2 feet reduction of the south side yard and a 4 feet reduction of the total sideyard combination requirement, on premises at 5930 N. Forest Glen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1994 reads, in part, that on March 16, 1994, the Department of Zoning granting an Exception permit the following:

"A 2'0" reduction of the south sideyard, and a 4'0" reduction of the total sideyard combination requirement in order to allow the construction of a 32'-0" x 54'-6" two story with basement single-family residence. The sideyards requirement is 5'0" north and south. The proposed sideyards were 4'0" north and south. The applicant revised the proposed sideyards to 3'0" on the south and 5'0" on the north. The total sideyard combination proposed is 8'0".

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994; and

WHEREAS, the district maps show that the premises is located in an R1 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 R1 Single-Family Residence District; that the subject site is a 40' x 124' lot of record; that the appellant purchased his home relying on the representation of the realtor that the adjoining subject property would not be built upon; that the appellant believes that the proposed building at the subject site will have a detrimental effect on his property and its value for the reasons stated in his brief which is made part of the record in this case; that the appellant made no attempt to contact the owner of the subject property to ascertain what their future plans may be regarding its development; that the architect for the owner of the subject property testified that he has been working on building designs for the subject property for about 7 years; that the owner of the subject property

MINUTES OF MEETING

June 17, 1994

Cal. No. 166-94-A

presented a qualified appraiser who testified that the proposed yards for the subject site building are adequate and will be compatible with existing yards in the neighborhood and that the building as proposed would have no adverse effect upon other property or improvements in the area; that no evidence was presented that would indicate that the decision of the Office of the Zoning Administrator granting the aforesaid Exception was improper; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator rendered March 16, 1994 which granted an Exception permitting the erection of a 2-story single-family dwelling with a reduction in side yards on premises at 5930 N. Forest Glen Avenue be and it hereby is affirmed.

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

APPLICANT: Hamilton Behavioral Healthcare, Ltd.
 APPEARANCES FOR: Robert Moyer
 APPEARANCES AGAINST:

CAL. NO. 167-94-S
 MAP NO. 18-D
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 1340 E. 72nd 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		
A	b	s
t	a	i
n		

THE RESOLUTION:

WHEREAS, Hamilton Behavioral Healthcare, Ltd., for Archdiocese of Chicago, owner, on April 8, 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 to serve up to 40 youths ages 4 to 12 who are wards of the state in a 2-story brick building known as Imani House, in an R3 General Residence District, on premises at 1340 E. 72nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 the City of Chicago, specifically, §7.3-3, §7.4-1(12), §7.4-3(1), §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 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 presently known as Imani House; that the applicant proposes to establish a transitional residence for male youths ages 4 to 12 who are wards of the state; that the proposed transitional residence will be limited to 32 residents; that the proposed facility will provide diagnostic and residential services in an intensive, individualized program for a period of 18 to 24 months for its residents; that professional staff personnel will be provided 24-hours daily in three shifts; that supervision is provided when the residents are outside of the premises; that the on-site staff ratio will be 1 staff person for every 3 residents; that an a security system with security personnel will be provided; that a 9:30 p.m. curfew for residents will be strictly enforced; that the proposed use is necessary for the public convenience at this location in that there are few transitional residents to serve juvenile wards of the state in the southeast side of the City; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under

MINUTES OF MEETING

June 17, 1994

Cal. No. 167-94-S

conditions hereinafter set forth and that the facility will comply with all applicable municipal and state ordinances governing the establishment and operation of transitional residences; that the proposed use which is consistent with the prior use of the premises as a convent will be compatible with the existing 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 a transitional residence to serve 32 male youths ages 4 to 12 who are wards of the state in a 2-story brick building known as Imani House, on premises at 1340 E. 72nd Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a transitional residence until the building complies with all applicable code regulations; that professional staff personnel shall be provided 24-hours daily; that supervision shall be provided when the residents are outside the premises; that the on-site staff ratio shall be 1 staff person for every 3 residents; that a security system with security personnel shall be provided; that a 9:30 p.m. curfew shall be strictly enforced; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional residence for 32 male wards of the state age 4 to 12 or any increase in beds or the number of residents, as stated by the applicant herein, shall cause the special use granted hereby to immediately become null and void and will require the applicant to file a new special use application; and be it further

RESOLVED, that the Board recommends that a community advisory board be established to provide input in the implementation of the Imani House program and which would have the opportunity to visit and inspect the facility on a regular basis.

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

APPLICANT: South Side Unity Center of Christianity
 APPEARANCES FOR: Kevin Cahill
 APPEARANCES AGAINST:

CAL. NO. 168-94-S
 MAP NO. 22-H
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 9320 S. Ashland 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, South Side Unity Center of Christianity, owner, on May 2, 1994, filed an application for a special use under the zoning ordinance for the approval of the expansion of an existing 1-story brick church building (approved by the Board on 1/22/82-Calendar No. 10-82-S) by the erection of an approximately 5,000 sq. ft. addition to the north side, in a B4-2 Restricted Service District, on premises at 9320 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 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 the City of Chicago, specifically, §8.3-4, §8.4-2(1), §8.10-1(2), §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 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 the subject site is improved with a 1-story brick building; that on January 22, 1982 the Board approved the establishment of the applicant church in a 1-story brick building at the subject site; that the testimony presented in Cal. No. 10-82-S is hereby made part of the record in this case; that the applicant church has outgrown the existing building and that the proposed addition is necessary to provide the needed space to continue to serve the needs of the congregation, the majority of which reside in the immediate neighborhood; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed addition which will comply with all applicable building code regulations; that the proposed addition will be compatible with existing 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

June 17, 1994

Cal. No. 168-94-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing 1-story brick church building (approved by the Board on 1/22/82 - Cal. #10-82-S) by the erection of an approximately 5,000 sq. ft. addition to the north side, on premises at 9320 S. Ashland Avenue, upon condition that off-street accessory parking for 36 automobiles shall be located at 1611 W. 93rd Place as provided for in companion application 169-94-S; 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: South Side Unity Center of Christianity
 APPEARANCES FOR: Kevin Cahill
 APPEARANCES AGAINST:

CAL. NO. 169-94-S
 MAP NO. 22-H
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 1611 W. 93rd 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, South Side Unity Center of Christianity, owner, on May 2, 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 36 private passenger automobiles, in a C2-2 General Commercial District, on premises at 1611 W. 93rd Place, to fulfill the parking requirement for a church and proposed addition at 9320 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 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 the City of Chicago, specifically, §9.4-2, §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 June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on May 31, 1994; and

WHEREAS, the district maps show that the premises is located in a C2-2 General 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 C2-2 General Commercial District; that the subject site is a 120' x 108' unimproved lot; that on June 17, 1994, the Board approved the applicant's special use application for the expansion of an existing 1-story brick church building which was approved by the Board on January 22, 1982 in Cal. No. 10-82-S, by the erection of an approximately 5,000 sq. ft. addition to the north side, on premises at 9320 S. Ashland Avenue, in Cal. No. 268-94-S; that the proposed use is necessary for the public convenience at the subject site location to provide 36 parking spaces to fulfill the parking requirement for the applicant church and aforesaid addition; 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 improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be compatible with existing 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

June 17, 1994

Cal. No. 169-94-S

RESOLVED, that the application for a special use be and it hereby is granted to permit the establishment of an off-site accessory parking lot for 36 private passenger automobiles, on premises at 1611 W. 93rd Place, to fulfill the parking requirement for a church and proposed addition at 9320 S. Ashland Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used for the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, except for the driveway, with steel beam guard rails two feet high; that the 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 striping shall be provided; that concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from W. 93rd Place; that the alleys abutting the subject site to the west and south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a 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 and §5.8-5 of the zoning ordinance.

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

APPLICANT: Alicja Strojewska
 APPEARANCES FOR: Alicja Strojewska
 APPEARANCES AGAINST:

CAL. NO. 107-94-A
 MAP NO. 7-L
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 5557 W. Belmont 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, Alicja Strojewska, for George Demakis, owner, on March 2, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an employment agency in a 2-story brick store building, in a B3-2 General Retail District, on premises at 5557 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 the City of Chicago, specifically, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the subject site is improved with a 2-story commercial building; that the appellant operates a business office, a B2 use, which offers employment services at the site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinances exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a business office offering employment services in a 2-story brick store building, on premises at 5557 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: John A. Brown

CAL. NO. 110-94-A

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 17, 1994

PREMISES AFFECTED— 2518 N. Clark Street

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

ACTION OF BOARD—

Appeal continued to
August 19, 1994.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Sheffield Properties
 APPEARANCES FOR: Rob Buono
 APPEARANCES AGAINST:

CAL. NO. 104-94-S
 MAP NO. 5-G
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 1623 N. Sheffield 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, Sheffield Properties, owner, on February 28, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a retail shopping center in a proposed 1-story building, in Planned Manufacturing District #1, on premises at 1623 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 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 the City of Chicago, specifically, §16-8-070 (J.3.b-(20), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on March 28, 1994; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #1; 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 44,815 sq. ft. lot located within the buffer area of the Clybourn Corridor Planned Manufacturing District #1; that the applicant proposes to erect a 21,400 sq. ft. building with 66 on-site parking spaces at the subject site; that the applicant has a letter of intent from a business concern specializing in the sale of containers of all types to offices, schools, etc., known as "The Container Store" to lease the proposed building; that the hours of operation of the proposed use are from 9 A.M. to 10 P.M. and that the proposed use will employ 40 to 45 persons; that the proposed use is necessary for the public convenience at this location in that there is a greater demand for retail uses than for industrial uses in the area; that the subject property was for sale as an industrial site for the last two years with few competitive offers received from potential industrial or manufacturing concerns; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use for the following reasons: that there is no evidence that the establishment of the proposed use would cause any loss of manufacturing jobs in the area in that the subject site is located within the buffer zone of the Clybourn Corridor Planned Manufacturing District #1 and no

MINUTES OF MEETING

June 17, 1994

Cal. No. 104-94-S

significant manufacturing uses exist nearby; that the applicant will provide significant on-site parking for 66 vehicles with ingress and egress via W. Concord Place which will help alleviate on-street parking and ease any traffic flow congestion that may occur; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the subject site is located in an area that is retail in nature and which is not in close proximity to the core area of the planned manufacturing district; 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 retail shopping center in a proposed 1-story building, in Planned Manufacturing District #1, on premises at 1623 N. Sheffield avenue, upon condition that in the event the proposed tenant, "The Container Store" does not lease the proposed retail premises, any future tenant or tenants shall be limited to business uses permitted in a B2 zoning district, with the specific exclusion of department stores; that the parking area located at the rear of the proposed building shall be improved, operated and maintained in compliance 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 permit is issued.

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

APPLICANT: Trampa, Inc., by Timothy J. Fitzgerald

CAL. NO. 105-94-S

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 17, 1994

PREMISES AFFECTED— 2868 N. Broadway

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Mint Pawnners & Jewelers
 APPEARANCES FOR: Susan G. Connelly
 APPEARANCES AGAINST:

CAL. NO. 274-93-S
 MAP NO. 19-H
 MINUTES OF MEETING
 June 17, 1994

PREMISES AFFECTED— 1901-09 W. Howard 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, Mint Pawnners & Jewelers, for Peter Tasiopoulos, owner, on July 15, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing pawn shop into the eastern part of a 1-story brick store building, in a B4-2 Restricted Service District, on premises at 1901-09 W. Howard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, specifically, §8.3-4, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 30, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick multi-store building; that the applicant has operated the existing pawn shop at the subject site since 1988, prior to the adoption of an amendment to the zoning ordinance authorizing special use approval for pawn shops; that the applicant proposes to expand its present operation into the adjacent 1,200 sq. ft. space; that the proposed use is necessary for the public convenience at this location due to the increased demand for the services of the existing business operation; that the additional space will be used primarily for storage; 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 and which will continue to operate in compliance with all applicable city and state statutes governing the operation of the pawn shop; that the proposed use is compatible with existing service-oriented improvements in the area and will not cause substantial injury to the value of other properties in the neighborhood; it is therefore

MINUTES OF MEETING

June 17, 1994

Cal. No. 274-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing pawn shop into the eastern part of a 1-story brick store building, on premises at 1901-09 W. Howard Street, upon condition that the facade of the addition shall be treated as indicated in the drawings and specifications supplied by the applicant's architect, dated June 7, 1994; that signage shall conform to the dimensions indicated in the architect's drawing, dated June 7, 1994, and that no flashing lights or signs shall be attached to or made part of the building; that the applicant shall continue to comply with all applicable city and state statutes governing the operation of pawn shops; 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: Larry Mansfield

CAL. NO. 316-93-Z

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 17, 1994

PREMISES AFFECTED— 2140 N. Winchester Avenue

SUBJECT—

ACTION OF BOARD—

Case continued to
August 19, 1994.

THE VOTE

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

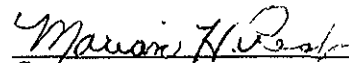
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

MINUTES OF MEETING

June 17, 1994

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 15, 1994.


Secretary

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