

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Chambers, 2nd Floor City Hall
at 9:00 A.M. and 2:00 P.M.
on November 18, 1994

The following members were present and constituted a quorum:

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

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Member Fornelli moved that the Board approve the minutes of the proceedings of the regular meeting held on October 21, 1994 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

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

APPLICANT: Robert M. Kowalski
 APPEARANCES FOR: Robert M. Kowalski
 APPEARANCES AGAINST:

CAL. NO. 280-94-Z
 MAP NO. 2-H
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2312-22 W. Flournoy Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert M. Kowalski, owner, on September 11, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 120' x 48' building consisting of 6 rowhouses each containing 2 dwelling units, with no side yards instead of 12 feet each, on premises at 2312-22 W. Flournoy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 23, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 120' x 125' lot improved with new foundations for the proposed 6 row townhouses; that on April 15, 1994, the Board granted the applicant variations to erect a 3-story 15 dwelling unit building with no side yards instead of 10 feet each at the subject site, in Cal. No. 90-94-Z; that subsequently the applicant purchased a 20' wide adjoining lot and, in lieu of the original proposal, now seeks to erect a 3-story 120' x 48' building consisting of six 2-dwelling unit townhouses and to sell each lot individually; that each townhouse will consist of a 2-story duplex dwelling unit and a garden-level dwelling unit; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side yard variations requested are necessary to provide adequate living space in the proposed 3-story 12 townhouse dwelling unit building as designed; that the plight of the owner is due to the necessity of utilizing as much horizontal space on site as possible to provide adequate living space in the proposed dwelling units; that the proposed residential development will be compatible with existing residential improvements in the area and that

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the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 120' x 48' building consisting of 6 rowhouses each containing 2 dwelling units, with no side yards instead of 12 feet each, on premises at 2312-22 W. Flournoy 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 808

APPLICANT: Robert M. Kowalski
APPEARANCES FOR: Robert M. Kowalski
APPEARANCES AGAINST:

CAL. NO. 281-94-Z
MAP NO. 2-G
MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 1512 W. Polk 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, Robert M. Kowalski, owner, on September 26, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story single-family dwelling, whose front yard will be 10 feet instead of 15 feet and with no side yards instead of 2.5 feet each, on premises at 1512 W. Polk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on April 13, 1994 the City Council rezoned the subject site from R4 General Residence to R3 General Residence; that the subject site is a 25' x 125' unimproved lot; that the applicant proposes to erect a 2-story single-family dwelling at the site; that no evidence was presented to indicate that a hardship exists for the applicant by not complying with the front and side yard set back requirements of the zoning ordinance nor do any unique circumstances exist that require the variations requested; 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: Viorel Lung
 APPEARANCES FOR: Sean P. Fitzgerald
 APPEARANCES AGAINST:

CAL. NO. 282-94-Z
 MAP NO. 15-H
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 6211-13 N. Claremont Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

Variations granted.

THE RESOLUTION:

WHEREAS, Viorel Lung, owner, on September 19, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the enclosure of existing 4-story open porches at the north center and north rear of a 4-story brick 8-dwelling unit building, which rear enclosure is located in the required rear yard and which enclosures will result in a 5½% (470 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 6211-13 N. Claremont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 4,164 sq. ft. lot improved with a 4-story brick 8-dwelling unit building; that the existing center and rear porches have already been enclosed with aluminium siding which results in a 470 sq. ft. increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that 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 porch enclosures are necessary to provide protection from inclement weather and a safer ingress/egress at the rear of the building; that the plight of the owner is due to the applicant's desire to provide a safer environment for tenants of the subject building; that the enclosed porches and stairs are located flush to the existing building, 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 enclosure of existing 4-story open porches at the north center and north rear of a 4-story brick 8-dwelling unit building, which rear enclosure is located in the required rear yard and which enclosures will result in a 5½% (470 sq. ft.) increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 6211-13 N. Claremont 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: Public Building Commission of Chicago/Chicago Board of Education
 APPEARANCES FOR: Anne L. Fredd
 APPEARANCES AGAINST:

CAL. NO. 283-94-Z
 MAP NO. 2-I
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 3030 W. Harrison 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, Public Building Commission of Chicago/Chicago Board of Education, for Public Building Commission of Chicago, owner, on September 22, 1994, filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence and partly in a C1-3 Restricted Commercial District, the erection of an 8,781 sq. ft. addition to the west side of an elementary school, whose north rear yard will be 11.11 feet instead of 30 feet, on premises at 3030 W. Harrison Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District and partly in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R5 General Residence District and partly in a C1-3 Restricted Commercial District; that the subject site is a 100,955 sq. ft. lot improved with the Jensen Scholastic Academy elementary school building; that the applicant proposes to erect an 8,781 sq. ft. addition to the west side of the existing school building; that the proposed addition will include a new full-service library, preschool classroom, computer lab, and a faculty center; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is needed to provide the aforesaid facilities in the existing school which was constructed in 1962; that the plight of the owner is due to the need to provide state-of-the-art academic facilities in this school; that the proposed addition will be compatible with the existing mixed residential and business improvements in the area; and that the variation, is 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 an 8,781 sq. ft. addition to the west side of an elementary school, whose north rear yard will be 11.11 feet instead of 30 feet, on premises at 3030 W. Harrison 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: 1500 N. North Park L.L.C.
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 284-94-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 1500-30 N. North Park 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, 1500 N. North Park L.L.C., owner, on September 22, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2 and 3-story 17-dwelling unit townhouse building whose side yards will be 1.25 feet each instead of 20 feet each and whose rear yard will be 20 feet instead of 30 feet, on premises at 1500-30 N. North Park Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

WHEREAS, the district maps show that the premises is located in an 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 November 2, 1994, the City Council rezoned the subject site from Institutional Planned Development #144 to R5 General Residence specifically for the proposed residential development; that the subject site is a 424.97' x 102.2' unimproved lot abutting C.T.A. elevated tracks to the west; that the applicant proposes to erect a 2 and 3-story 17-dwelling unit townhouse building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the rear and side yard variations requested it would be necessary to eliminate two dwelling units which would be economically unfeasible; that the plight of the owner is due to the shallow depth of the subject property and the desire of the applicant to provide private courtyards for each dwelling units in addition to 2 car garages for each unit; that the proposed 17-dwelling unit townhouse building will be compatible with existing residential improvements in the area, many of which do not comply with the side and rear yard requirements of the zoning ordinance; 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 and 3-story 17-dwelling unit townhouse building whose side yards will be 1.25 feet each instead of 20 feet each and whose rear yard will be 20 feet instead of 30 feet, on premises at 1500-30 N. North Park Avenue, upon condition that adequate space shall be provided in the dwelling unit garages for garbage containers; that garbage collection shall be by private scavenger service; that the applicant shall obtain a permanent easement from the Chicago Transit Authority to allow for access to the dwelling unit garages; 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 808

APPLICANT: Nick Manousakis
 APPEARANCES FOR: Nick Manousakis
 APPEARANCES AGAINST:

CAL. NO. 285-94-Z
 MAP NO. 32-B
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 13306 S. Burley 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, Nick Manousakis, owner, on September 23, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District a 2-story stair and porch enclosure to the front of a 2-story frame 2-dwelling unit building with no front yard instead of 19.16 feet, on premises at 13306 S. Burley Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 25' x 119.75' lot improved with a 2-story frame 2-dwelling unit building erected approximately 70 years ago; that the front porch and stairs are enclosed, which brings the existing building up to the sidewalk; 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 in this district in that the enclosure of the said front porch and stairs is necessary to provide a safe entry-way during inclement weather and to eliminate a safety hazard for children playing on the premises; that the plight of the owner is due to the enclosure work being done without the necessary permit at the same time as other building repairs were done; that the said stair and porch enclosure will be compatible with existing residential improvements in the block, some of which do not comply with the front yard setback requirements of the zoning ordinance; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the

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zoning ordinance and that a variation be and it hereby is granted to permit a 2-story stair and porch enclosure to the front of a 2-story frame 2-dwelling unit building with no front yard instead of 19.16 feet, on premises at 13306 S. Burley Avenue, upon condition that the entrance to the building shall be moved from the north side of the building to the front of the building; that the rain downspout located on the front of the building shall be removed and the gutters be rerouted to a rain downspout that shall be provided at the rear of the building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: American National Bank, Tr. #102955-09
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:

CAL. NO. 286-94-Z
MAP NO. 5-H
MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2052 W. Armitage Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

Variations granted.

THE RESOLUTION:

WHEREAS, American National Bank, Tr. #102955-09, owner, on September 26, 1994, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2052 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 25, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on October 5, 1994, the City Council rezoned the subject site from B2-2 Restricted Retail to R5 General Residence specifically for the proposed residential development; that the subject site is a 50' by 120' lot presently improved with a vacated motor vehicle repair shop; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 6-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to shallow depth of the subject lot which necessitates encroachment into the required front and rear yards in order to provide adequate living space in the townhouse dwelling units; that the proposed 6-dwelling unit townhouse building will be compatible with existing business and residential improvements in the area, many of which do not comply with front and rear yard setbacks; 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 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2052 W. Armitage Avenue, upon condition that adequate space shall be provided on site for garbage containers and that garbage collection shall be by private scavenger service; 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: American National Bank, Tr. #102955-09
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:

CAL. NO. 287-94-Z
MAP NO. 5-H
MINUTES OF MEETING
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PREMISES AFFECTED— 2056 W. Armitage Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

Variations granted.

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

THE RESOLUTION:

WHEREAS, American National Bank, Tr. #102955-09, owner, on September 26, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2056 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 25, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on October 5, 1994, the City Council rezoned the subject site from B2-2 Restricted Retail to R5 General Residence specifically for the proposed residential development; that the subject site is a 50' x 120' lot improved with a vacated motor vehicle repair shop; that on November 18, 1994, the Board granted variations to the applicant permitting the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, at 2052 W. Armitage Avenue directly east of the subject site in this case, in Cal. No. 286-94-Z; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 6-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to the shallow depth of the subject lot which necessitates encroachment into the required front and rear yards in order to provide adequate living space in the townhouse dwelling units; that the proposed 6-dwelling unit townhouse building will be compatible with existing business and residential improvements in the

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 6-dwelling unit townhouse building, whose front yard will be 1 foot and with no rear yard instead of 14.4 feet and 30 feet respectively, on premises at 2056 W. Armitage Avenue, upon condition that adequate space shall be provided on site for garbage containers and that garbage collection shall be by private scavenger service; 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: Kam L. Liu
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 288-94-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2415 S. Normal 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, Kam L. Liu, owner, on September 26, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 11-dwelling unit townhouse building, whose west front yard and whose east rear yard will be 1 foot each instead of 15 feet and 30 feet respectively, on premises at 2415 S. Normal Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site was rezoned from M2-2 Restricted Manufacturing to R4 General Residence on June 16, 1994; that a subsequent rezoning to R5 General Residence has been recommended for passage by the Zoning Committee of the City Council on November 16, 1994, all specifically for the proposed residential townhouse development; that the subject site is a 62.5' x 200' lot presently improved with the foundation for the proposed 11-dwelling unit townhouse building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the 11-unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units in the area but there is a demand for townhouse units and that the proposed 2-story 11-dwelling unit townhouse building requires greater horizontal land coverage and encroachment into the front and rear yards than would a yard-conforming multi-story apartment building; that the proposed townhouse structure is compatible with existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

November 18, 1994
Cal. No. 288-94-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 2-story 11-dwelling unit townhouse building, whose west front yard and whose east rear yard will be 1 foot each instead of 15 feet and 30 feet respectively, on premises at 2415 S. Normal Avenue, upon condition that the rezoning of the site to R5 General Residence recommended by the Zoning Committee of the City Council is approved by the City Council; that adequate space shall be provided in the townhouse units' garages for garbage containers; that garbage collection shall be by private scavenger service; 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: Kam L. Liu
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 289-94-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2423 S. Normal 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, Kam L. Liu, owner, on September 26, 1994, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 11-dwelling unit townhouse building, whose west front yard and whose east rear yard will be 1 foot each instead of 15 feet and 30 feet respectively; on premises at 2423 S. Normal Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site was rezoned from M2-2 Restricted Manufacturing to R4 General Residence on June 16, 1994; that a subsequent rezoning to R5 General Residence has been recommended for passage by the Zoning Committee of the City Council on November 16, 1994, all specifically for the proposed residential townhouse development; that on November 18, 1994, the Board granted a variation permitting the erection of a 2-story 11-dwelling unit townhouse building, whose west front yard and whose east rear yard will be 1 foot each instead of 15 feet and 30 feet respectively, on premises at 2415 S. Normal Avenue, directly north of the subject site, in Cal. No. 288-94-Z; that the subject site is a 62.5' x 200' unimproved lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the 11-unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units in the area but there is a demand for townhouse units and that the proposed 2-story 11-dwelling unit townhouse

MINUTES OF MEETING

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building requires greater horizontal land coverage and encroachment into the front and rear yards than would a yard-conforming multi-story apartment building; that the proposed townhouse structure is compatible with existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 11-dwelling unit townhouse building, whose west front yard and whose east rear yard will be 1 foot each instead of 15 feet and 30 feet respectively, on premises at 2423 S. Normal Avenue, upon condition that the rezoning of the site to R5 General Residence recommended by the Zoning Committee of the City Council is approved by the City Council; that adequate space shall be provided in the townhouse units' garages for garbage containers; that garbage collection shall be by private scavenger service; 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: Armengol Chavez
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 290-94-Z
 MAP NO. 1-H
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 1952 W. Huron Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Armengol Chavez, owner, on September 26, 1994, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 17' x 28' dormer addition to the west side of a 1½-story brick and frame single-family dwelling on the rear of a lot additionally improved at the front with a 3-story brick 3-dwelling unit building, which dormer addition will be located in the required west side and rear yards and will result in a 4% (210 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1952 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.5, §7.6-3, §7.8-3(2), §7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the said use is located in an R3 General Residence District; that the subject site is a 24' x 123' lot improved with a 1½-story brick and frame single-family dwelling on the rear of the lot additionally improved at the front with a 3-story brick 3-dwelling unit building; that the subject 17' x 28' dormer addition has already been constructed on the west side of a legal non-conforming 1½-story brick and frame single-family dwelling on the rear of the lot resulting in a 210 sq. ft. or 4% increase in the amount of floor area existing prior to the adoption of 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 regulations in this district in that the existing legal non-conforming 1½-story single-family dwelling could not be enlarged without encroaching into the required west side and rear yards; that the plight of the owner is due to the configuration of the existing single-family residence on the subject property and

MINUTES OF MEETING

November 18, 1994

Cal.No. 290-94-Z

that the contractor for the project erected the dormer addition without obtaining the necessary building permits; that the said dormer will be compatible with existing coach house structures abutting the residence to the west and east; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 17' x 28' dormer addition to the west side of the attic of a 1½-story brick and frame single-family dwelling on the rear of a lot additionally improved at the front with a 3-story brick 3-dwelling unit building, which dormer addition will be located in the required west side and rear yards and will result in a 4% (210 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1952 W. Huron 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: Pontarelli Builders, Inc.

CAL. NO. 291-94-S

APPEARANCES FOR:

MAP NO. 9-N

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 3849-59 N. Harlem Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 17, 1995.

THE VOTE

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

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

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

APPLICANT: Pontarelli Builders, Inc.

CAL. NO. 292-94-Z

APPEARANCES FOR:

MAP NO. 9-N

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 3849-59 N. Harlem Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
February 17, 1995.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Pontarelli Builders, Inc.

CAL. NO. 293-94-S

APPEARANCES FOR:

MAP NO. 9-N

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 3901-09 N. Harlem Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 17, 1995.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Pontarelli Builders, Inc.

CAL. NO. 294-94-Z

APPEARANCES FOR:

MAP NO. 9-N

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 3901-09 N. Harlem Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to February 17, 1995.

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

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

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

APPLICANT: Hendrickson Spring
 APPEARANCES FOR: Adrienne M. Geary
 APPEARANCES AGAINST:

CAL. NO. 295-94-S
 MAP NO. 12-I
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2400-20 W. 48th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Hendrickson Spring, owner, on October 7, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing off-site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 2400-20 W. 48th Street, to satisfy the parking requirement for the expansion of an existing manufacturing facility at 2441 W. 48th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8 4-1(6), §9.4-2(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is located in a C1-2 Restricted Commercial District; that the subject site is an unimproved 37,445 sq. ft. L-shaped lot, located across W. 48th Street from the applicant manufacturing facility; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the expansion of the applicant manufacturing facility at 2441 W. 48th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed accessory 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 area, and with landscaping, will 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 expansion of an existing off-site accessory

MINUTES OF MEETING

November 18, 1994

Cal. No. 295-94-S

parking lot for the parking of private passenger automobiles, on premises at 2400-20 W. 48th Street, to satisfy the parking requirement for the expansion of an existing manufacturing facility at 2441 W. 48th Street, upon condition that the following conditions shall be complied with: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by a 7 feet high chain link fence with barbed wire as indicated in plans submitted dated July 15, 1994; that striping shall be provided; that lighting shall be provided directed away from adjacent residential properties; that bumper guards shall be provided; that the alley to the north abutting a portion of the site shall not be used for ingress nor for egress; that ingress and egress shall be via driveways located on S. Western Avenue and W. 48th Street; that the driveways shall be constructed in accordance with applicable ordinances; that applicable provisions of the Chicago Landscape Ordinance shall be complied with, and that specifically a densely planted 5 feet tall hedge shall be provided along the Western Avenue frontage to screen the truck staging area; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Sims Properties Development & Management, Inc.

CAL. NO. 296-94-S

APPEARANCES FOR:

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 26 E. 14th Place & 1424-48 S. Wabash Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 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: Sims Properties Development & Management, Inc.

CAL. NO. 297-94-Z

APPEARANCES FOR:

MAP NO. 4- E

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 26 E. 14th Place & 1424-48 S. Wabash Avenue

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

ACTION OF BOARD—

Case continued to
December 16, 1994.

THE VOTE

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

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

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

APPLICANT: Kedzie Pawn, Inc.
 APPEARANCES FOR: William J. Hennessy
 APPEARANCES AGAINST:

CAL. NO. 298-94-S
 MAP NO. 6-I
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2811 W. Cermak Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application approved.

THE RESOLUTION:

WHEREAS, Kedzie Pawn, Inc., for Romualdo Camarena, owner, on November 17, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 2811 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 23, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick commercial building containing several store premises; that the applicant proposes to establish a pawn shop in a vacant store premises in the subject building; that the proposed use is necessary for the public convenience at the subject site to provide a service for area residents; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable federal, state and city statutes governing the establishment and operation of pawn shops; that the proposed pawn shop will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pawn shop in a 1-story brick building, on premises at 2811 W. Cermak Road, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 6 P.M., Monday through Saturday; and that all applicable federal and state statutes and 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: Jan Fijor
 APPEARANCES FOR: Frank J. Oschal, Jan Fijor
 APPEARANCES AGAINST:

CAL. NO. 299-94-S
 MAP NO. 9-M
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 5950 W. Addison Street
 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, Jan Fijor, owner, on September 27, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 2nd dwelling unit in an existing 2-story frame single-family dwelling with a dwelling unit below the 2nd floor, in a B4-1 Restricted Service District, on premises at 5950 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 23, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

WHEREAS, the district maps show that the premises is located in a B4-1 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; and the subject site is improved with a 2-story frame single-family dwelling; that the testimony presented indicates that the existing building has contained two dwelling units for the past 90 years and is a legal non-conforming use at the site; that the applicant seeks approval of the dwelling unit located below the 2nd floor in this B4-1 Restricted Service District; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the proposed use will be compatible with existing mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

November 18, 1994

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Zoning Administrator is authorized to permit the establishment of a 2nd dwelling unit in an existing 2-story frame single-family dwelling with a dwelling unit below the 2nd floor, on premises at 5950 W. Addison Street, upon condition that the building shall be limited to 2 dwelling units only and that there shall be no dwelling unit located in the basement of the aforesaid building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Human Resources Development Institute, Inc.

CAL. NO. 300-94-S

APPEARANCES FOR:

MAP NO. 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 2207 W. 18th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 17, 1995.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Human Resources Development Institute, Inc.

CAL. NO. 301-94-S

APPEARANCES FOR:

MAP NO. 22-B

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 8731 S. Exchange Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 17, 1995.

THE VOTE

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

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

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

APPLICANT: Human Resources Development Institute, Inc.

CAL. NO. 302-94-S

APPEARANCES FOR:

MAP NO. 24-C

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 2311 E. 98th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 17, 1995.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Human Resources Development Institute, Inc.

CAL. NO. 303-94-S

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 11352 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 17, 1995.

THE VOTE

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

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

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

APPLICANT: Aunt Martha's Youth Service Center, Inc.

CAL. NO. 304-94-S

APPEARANCES FOR:

MAP NO. 32-B

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 3125 E. 131st Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 17, 1995.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Adam Kurzawski
 APPEARANCES FOR: John W. Pletz, Adam Kurzawski
 APPEARANCES AGAINST:

CAL. NO. 305-94-A
 MAP NO. 15-M
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 5893 -97 N. Elston Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Appeal 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

THE RESOLUTION:

WHEREAS, Adam Kurzawski, for Adam and Jodwiga Kurzawski, owners, on September 22, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a convenience store (groceries and prepared carry-out foods) in a 1-story brick store building, in an R3 General Residence District, on premises at 5893-97 N. Elston Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 1-story brick store building containing 3 store premises; that on March 21, 1986 the Board approved the establishment of a grocery store in the building on the subject site, in Cal. No. 89-86-A; that one of the stores in the subject building contained a print shop; that the appellant proposes to establish a convenience store selling groceries and prepared carry-out foods in the premises formerly occupied by the previous grocery store use and the print shop business; that the change of use to a convenience store selling groceries and prepared carry-out foods is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a convenience store (groceries and prepared carry-out foods) in a 1-story brick store building, on premises at 5893-97 N. Elston Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Monday through Saturday and 9 A.M. and 3 P.M. Sunday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Home of Moo and Oink

CAL. NO. 306-94-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

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

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 17, 1995.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Carmen Grau
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 307-94-S
 MAP NO. 11-J
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 3418 W. Montrose Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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, Carmen Grau, owner, on October 7, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing dwelling unit below the 2nd floor in a 2-story brick 2-dwelling unit building, in a B4-1 Restricted Service District, on premises at 3418 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 Chicago, specifically, §8.3-4. §8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story brick building containing a ground floor dwelling unit and a dwelling unit on the 2nd floor; that the applicant purchased the subject property 30 years ago at which time the ground floor contained a vacant store front; that the ground floor has been used as a dwelling unit since that time; that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in this mixed business and residential area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use which will comply with all applicable building code regulations; and that the use of the 1st floor of the subject building as a dwelling unit 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 legalize an existing dwelling unit below the 2nd floor in a 2-story brick 2-dwelling unit building, on premises at 3418 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Carmen Grau
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 308-94-Z
 MAP NO. 11-J
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 3418 W. Montrose 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, Carmen Grau, owner, on October 7, 1994, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, two dwelling units in a 2-story brick building on a lot whose area is 3,125 sq. ft. instead of 3,300 sq. ft. required, on premises at 3418 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 Chicago, specifically, §8.6-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that on November 18, 1994, the Board approved the legalization of an existing dwelling unit below the 2nd floor in a 2-story brick 2-dwelling unit building at the subject site, in Calendar No. 307-94-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to remove and/or remodel it into a business premises would be economically prohibitive for the applicant; that the plight of the owner is due to the code requirement of not less than 1,650 sq. ft. of lot area per dwelling unit in this B4-1 Restricted Service District; that the use of the building as two dwelling units is compatible with the 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

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

MINUTES OF MEETING

November 18, 1994

Cal. No. 308-94-Z

zoning ordinance and that a variation be and it hereby is granted to permit two dwelling units in a 2-story brick building on a lot whose area is 3,125 sq. ft. instead of 3,300 sq. ft. required, on premises at 3418 W. Montrose 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: Vincent Barry Cassilly

CAL. NO. 309-94-Z

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 2224 W. Potomac Avenue

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

ACTION OF BOARD—

Case continued to
December 16, 1994.

THE VOTE

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

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

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

APPLICANT: Vincent Barry Cassilly

CAL. NO. 310-94-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 2215-25 W. Potomac Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 16, 1994.

THE VOTE

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

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

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

APPLICANT: Fred S. Latsko
 APPEARANCES FOR: Mark Ballard
 APPEARANCES AGAINST:

CAL. NO. 311-94-S
 MAP NO. 1-E
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 17-19 E. Superior 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, Fred S. Latsko, for Philip Farley, owner, on October 7, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 3 leased spaces in an existing parking lot as off-site accessory parking, in a B7-6 General Central Business District, on premises at 17-19 E. Superior Street, to satisfy the parking requirement for 3 dwelling units to be established above the ground floor in a 4-story brick building at 9 E. Huron Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-7A(1), §8.11-5(A)(a)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on October 31, 1994; and

WHEREAS, the district maps show that the premises is located in a B7-6 General Central Business 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 B7-6 General Central Business District; that the subject site is improved with a L-shaped improved parking lot for 29 automobiles; that the applicant seeks to lease 3 parking spaces as off-site accessory parking; that the proposed use is necessary at this location to satisfy the parking requirement for 3 dwelling units to be established above the ground floor in a 4-story brick building at 9 E. Huron Street; that the terms of the lease are from September 1, 1994 through August 31, 2004, with a 10 year option for renewal and specifies parking spaces numbered 1,2 and 3 as the designated leased spaces; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be operated under the conditions hereinafter set forth; that the leasing of 3 parking spaces in an existing parking lot 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

MINUTES OF MEETING
November 18, 1994
Cal. No. 311-94-S

Zoning Administrator is authorized to permit the establishment of 3 leased spaces in an existing parking lot as off-site accessory parking, on premises at 17-19 E. Superior Street, to satisfy the parking requirement for 3 dwelling units to be established above the ground floor in a 4-story brick building at 9 E. Huron Street, upon condition that the three parking spaces, numbered 1, 2 and 3, as stipulated in the parking lease, shall be designated by name plates as reserved parking for tenants of the 3 dwelling units to be established at 9 E. Huron Street; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued; and be it further

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

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

APPLICANT: Ignacio Granja

CAL. NO. 215-94-A

APPEARANCES FOR:

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 2707 S. Pulaski Road

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

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

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

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

APPLICANT: Ismael and Fahima Martinez
 APPEARANCES FOR: Fahima Martinez
 APPEARANCES AGAINST:

CAL. NO. 241-94-A
 MAP NO. 12-J
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 5348 S. Sawyer 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, Ismael and Fahima Martinez, owners, on August 1, 1994, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify two basement apartments for a total of four dwelling units in a 2-story brick building, in an R3 General Residence District, on premises at 5348 S. Sawyer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 Chicago, specifically, §7.5-3, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story with basement brick residential building; that no evidence was presented to indicate that 4 dwelling units legally existed in the 2-story brick residential building since prior to the year 1942; that the Board has no authority to certify two basement apartments in the existing building; that the appellant has a right to 2 dwelling units in the 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: Forest Jewelers
 APPEARANCES FOR: Michael Gladan
 APPEARANCES AGAINST:

CAL. NO. 230-94-S
 MAP NO. 9-H
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 3226 N. Lincoln Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, Forest Jewelers, for Gary Solomon, owner, on July 27, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in conjunction with an existing jewelry store in a 3-story brick building, in a B5-3 General Service District, on premises at 3226 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-3 General Service District; that the subject site is improved with a 3-story building containing a jewelry store on the ground floor; that the applicant proposed to establish a pawnshop operation in conjunction with the existing jewelry store business; that items accepted for loans will be cameras, jewelry and small electronics; that the proposed use is necessary for the public convenience at this location in order to provide a necessary service in this business area and that the applicant testified that the pawn shop activity is necessary for him to remain in business in today's marketplace; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop business which will comply with all applicable federal, state statutes and municipal ordinances governing the establishment and operation of pawn shops; that the proposed use will be compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

November 18, 1994

Cal. No. 230-94-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 a pawn shop in conjunction with an existing jewelry store in a 3-story brick building, on premises at 3226 N. Lincoln Avenue, upon condition that the applicant does not display the word "pawn" or any pawn shop symbols where they may be seen from the exterior of the building; and that all applicable federal and state statutes and 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: Long John Silver's, Inc.
 APPEARANCES FOR: Edward G. Shenoo
 APPEARANCES AGAINST:

CAL. NO. 156-94-S
 MAP NO. 20-D
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 1434 E. 87th 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, Long John Silver's, Inc., 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 drive-through facility in conjunction with an existing restaurant, in a B4-1 Restricted Service District, on premises at 1434 E. 87th 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 Chicago, specifically, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 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 132.64' x 125.52' lot improved with a 1-story Long John Silver's restaurant and on-site parking areas; that the applicant proposes to establish a drive-through facility in conjunction with the existing restaurant; that the proposed use is necessary for the public convenience at this location to provide an additional service necessary in today's competitive fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, egress from the drive-through portion of the facility onto E. 87th Street, that signage shall be provided indicating that vehicles must exit from the drive-through lane onto E. 87th Street only, a 6 feet high solid wood fence on the north property line to screen the facility from residential property located across the public alley, and appropriate landscaping; that the proposed use is compatible with existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

November 18, 1994

Cal. No. 156-94-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 a drive-through facility in conjunction with an existing restaurant, on premises at 1434 E. 87th Street, upon condition that lighted directional ingress and egress signs shall be provided; that signage shall be provided at the end of the drive-through lane stating all vehicles must exit onto 87th Street; that a 6 feet high solid wood fence shall be erected on the north property line to screen the drive-through facility from residential property located across the public alley; that landscaping shall be provided as indicated in the applicant's landscape plan dated September 20, 1994 and in conformance with the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charles A. Cartagena

CAL. NO. 184-94-S

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 2148 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Pearl A. Zager
 APPEARANCES FOR: Pearl A. Zager
 APPEARANCES AGAINST: Michael Reed, Gail Reed

CAL. NO. 204-94-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 3837 N. Greenview 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, Pearl A. Zager, for Dan Zager and Pearl A. Zager, owners, on July 12, 1994 filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the division of an improved 50' x 183' zoning lot into two 25' x 183' zoning lots which will result in the existing 3-story brick four dwelling unit building on the north lot having no south side yard instead of 2.5 feet and with provision for 3 parking spaces at the rear of the lot instead of 4 required, on premises at 3837 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1994, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-4, §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 November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on July 25, 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 50' x 183' zoning lot improved with a 3-story brick four dwelling unit building on the north portion of the lot and a 2-car garage at the rear of the southern portion of the lot; that the applicant seeks to subdivide the existing lot into two 25' x 183' zoning lots which will retain the existing 3-story 4-dwelling units building on the north lot and 3 parking spaces at the rear of the lot instead of 4 required; that by sub-dividing the subject property the bay window on the existing building on the north portion of the lot will protrude over the 2.5 feet south side yard and that 2 parking spaces will be lost in the garage on the south portion of the lot; that no testimony was presented to indicate that a hardship exists in conforming with the applicable zoning ordinance requirements; that testimony presented indicates that the applicant and her husband want to subdivide the subject property in order to sell the south lot for development; that no unique circumstances exist that would hinder compliance with the 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: Robert Wolf

CAL. NO. 210-94-S

APPEARANCES FOR:

MAP NO. 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 3036 S. Wentworth Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn.

THE VOTE

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

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

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

APPLICANT: 1st Church of the Open Bible
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 211-94-S
MAP NO. 5-N
MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED-- 6466 W. North Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application withdrawn.

THE VOTE

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

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

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

APPLICANT: Stratford Realty

CAL. NO. 225-94-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1994

PREMISES AFFECTED— 2427 N. Seminary Avenue

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Menard, Inc.
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 226-94-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 2765 N. Wolcott Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Menard, Inc., owner, on July 28, 1994, filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an M3-3 Heavy Manufacturing District, the erection of a 1-story 42,900 sq. ft. building material warehouse building on the north end of a 1.94 acre site (Parcel 2), with no provision of a 20 foot yard setback along the north lot line required when abutting an R4 General Residence District, on premises at 2765 N. Wolcott Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 1994

WHEREAS, the district maps show that the premises is located in an M3-3 Heavy 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 an M3-3 Heavy Manufacturing District; that the subject site is an unimproved 212' x 399' or 1.94 acre parcel of land; that the applicant proposes to erect a 1-story 42,900 sq. ft. building material warehouse building on the north end of the subject site (Parcel 2) adjacent to the north of a 6.71 acre site (Parcel 1) to be developed with a Menard's retail building material sales building and parking area; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the north yard variation requested is necessary to provide an area to the south of the proposed building for loading, treated-board rack area and customer flow; that the plight of the owner is due to a recent rezoning of the property to the north from manufacturing to residential thus necessitating a 20' yard setback from the residential zone; that the proposed 2-story 42,900 sq. ft. building material warehouse building will be compatible with existing improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

November 18, 1994

Cal. No. 226-94-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 1-story 42,900 sq. ft. building material warehouse building on the north end of a 212' x 399' or 1.94 acre site, with no provision of a 20 foot yard setback along the north lot line required when abutting an R4 General Residence District, on premises at 2765 N. Wolcott Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: George Hudson
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 232-94-S
 MAP NO. 3-M
 MINUTES OF MEETING
 November 18, 1994

PREMISES AFFECTED— 5804 W. Chicago Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, George Hudson, for Vergus Hurks, Jr., owner, on July 27, 1994, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 5804 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1994, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1994 after due notice thereof by publication in the Chicago Sun-Times on August 29, 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 2-story brick building with a vacant storefront on the ground floor and apartments above; that a tavern was located in the subject store for 22 years but that it has been closed for the last two licensing periods due to the owner's health problems; that there will be no live entertainment or music at the premises; that the applicant intends to reside in a second floor dwelling unit in the subject building; that the proposed use is necessary for the public convenience at this location to continue to provide a place of relaxation and enjoyment for residents in the community; that the public health safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable licensing requirements; that the proposed use is a continuation of a prior tavern use at the site 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 tavern in a 2-story brick building, on premises at 5804 W. Chicago Avenue, upon condition that there shall be no live music or entertainment on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Antioch Korean Covenant Church

CAL. NO. 235-94-S

APPEARANCES FOR: None

MAP NO. 13-I

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1994

PREMISES AFFECTED— 5425 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

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

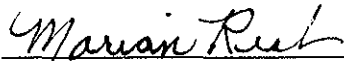
	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

MINUTES OF MEETING

November 18, 1994

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on December 2, 1994.


Secretary

Decem