

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, November 17, 1989

at 9:00 A.M. and 2:00 P.M.

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

Lawrence E. Kennon
Chairman

James E. Caldwell
Roula Alakiotou
Anthony J. Fornelli

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Vice Chairman Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on October 20, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Alakiotou and Fornelli. 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 808

APPLICANT: Southside Tabernacle

CAL. NO. 272-89-S

PEARANCES FOR:

MAP NO. 18-G

PEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 7720-38 S. Racine Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 19, 1990.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

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

APPLICANT: Southside Tabernacle
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 273-89-S
MAP NO. 18-G
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED-- 7721-39 S. Racine Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Case continued to
January 19, 1990.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Gregory and Patricia Moroz
 APPEARANCES FOR: Patricia Moroz
 APPEARANCES AGAINST:

CAL. NO. 274-89-Z
 MAP NO. 16-K
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 6355 S. Kenneth Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

THE RESOLUTION:

WHEREAS, Gregory and Patricia Moroz, owners, on September 6, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24' x 45' 2nd story addition to a 1-story brick single-family residence, whose north side yard will be 3.16 feet and whose south side yard will be 2.74 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6355 S. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick residential building; that the applicants propose to erect a 24' x 45' second story which will be set back 8 feet from the front of the existing hip roof and will extend 45 feet to the existing rear bearing wall; 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 second story addition, consisting of additional bedrooms, is necessary to meet the needs of the applicants; that the plight of the owners is due to the subject building being located in the required side yards; and that the variations, if granted, will not alter the essential character of the locality in that the addition maintains the established north and south side yards of the

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existing residence on the site and will be compatible with the existing improvements in the block; 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 24' x 45' 2nd story addition to a 1-story brick single-family residence, whose north side yard will be 3.16 feet and whose south side yard will be 2.74 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6355 S. Kenneth 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 808

APPLICANT: Al Maury
 APPEARANCES FOR: Christina Maury
 APPEARANCES AGAINST:

CAL. NO. 275-89-Z
 MAP NO. 1-H
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 2008 W. Ohio Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

THE RESOLUTION:

WHEREAS, Al Maury, owner, on September 7, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story single-family residence on the rear of the lot, whose east side yard will be 0.65 foot instead of 6 feet and with no rear yard instead of 30 feet, on premises at 2008 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 30, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-3(2), §7.9-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; 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 2½-story frame single-family residence located on the rear of the lot and with a garage located to the west of the residential building also on the rear lot line; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to construct the proposed 3-story single-family residence elsewhere on the subject lot; that the plight of the owner is due to the applicant's desire to construct the proposed residential building on the original foundation already within the required rear and side yards and to also retain the existing landscaped front yard; that the variations, if granted, will not alter the essential character of the locality in that the proposed single-family residence will be located in the same place as the original building and that the structure as designed will not impair an adequate supply of light and air to adjacent properties; 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 single-family residence on the rear of the lot, whose east side yard will be 0.65 feet instead of 6 feet and with no rear yard instead of 30 feet, on premises at 2008 W. Ohio 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: Frank Lyons
 APPEARANCES FOR: Frank Lyons
 APPEARANCES AGAINST:

CAL. NO. 276-89-S
 MAP NO. 1-L
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 18-30 N. Laramie Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Frank Lyons, owner, on September 14, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an auto laundry consisting of 6 self-service bays and 2 automatic bays, in a C1-2 Restricted Commercial District, on premises at 18-30 N. Laramie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is a 21,747 sq. ft. vacant lot; that the applicant proposes to erect an 8-bay coin-operated auto laundry consisting of 6 self-service bays and 2 automatic bays at the subject site; that the proposed use is necessary for the public convenience at this location to provide a service 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 be operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing 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 erection of an auto laundry consisting of 6 self-service bays and 2 automatic bays, on premises at 18-30 N. Laramie Avenue, upon condition that 6 feet high solid fencing shall be provided along the west lot line to screen the facility from adjacent residential properties; that 6 feet high chain link fencing shall be

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provided along the north and south lot lines; that a landscaped strip shall be provided along the east lot line, excepting driveways; that lighting shall be provided directed away from abutting residential properties; that lighted directional signs shall be provided; that ingress and egress shall be from N. Laramie Avenue; that a "Right Turn Only" sign shall be provided at the established exit on N. Laramie Avenue; that a full-time attendant shall be on duty during business hours of 7 A.M. to 10:30 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Hope Evangelical Lutheran Church
 APPEARANCES FOR: Vincent Brizgys
 APPEARANCES AGAINST:

CAL. NO. 277-89-S
 MAP NO. 16-I
 MINUTES OF MEETING
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PREMISES AFFECTED— 6356-58 S. Washtenaw Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Hope Evangelical Lutheran Church, owner, on September 15, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R3 General Residence District, on premises at 6356-58 S. Washtenaw Avenue to serve a church located at 6416 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-3, §7.7-3, §7.12-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a corner parcel improved with residential buildings at front and rear; that the applicant proposes to demolish the buildings and improve the lot as a parking lot for use by the applicant church and ancillary school; that the proposed parking lot is necessary for the public convenience at this location to provide off-street parking for the 1,800 member church located directly across the street from the subject site at 6416 S. Washtenaw Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot located directly north and across W. 64th Street from the existing church will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory

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parking lot for the parking of private passenger automobiles, on premises at 6356-58 S. Washtenaw Avenue, to serve a church located at 6416 S. Washtenaw Avenue, upon condition that no use shall be made of the subject property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 20-foot landscaped front yard shall be provided on both sides of the driveway entry; that the balance of the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the driveway and landscaped front yard, with a 6 feet high chain link fence; that the fencing on the north and west lot lines shall be slatted so as to screen the parking lot from abutting residential uses; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided which is directed away from abutting residential properties; that ingress and egress shall be from S. Washtenaw Avenue; that the public alley shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church and its school; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Hope Evangelical Lutheran Church
 APPEARANCES FOR: Vincent Brizgys
 APPEARANCES AGAINST:

CAL. NO. 278-89-Z
 MAP NO. 16-I
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 6356-58 S. Washtenaw Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

THE VOTE

Variation denied.
 Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Hope Evangelical Lutheran Church, owner, on September 15, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, parking within the required 20 foot front yard of a proposed parking lot, on premises at 6356-58 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-3, §7.7-3, §7.12-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on November 17, 1989, the Board approved a special use application for the establishment of an off-site accessory parking lot at the subject site to serve the applicant church located at 6416 S. Washtenaw Avenue, in Calendar No. 277-89-S; that the applicant seeks to establish parking within the required 20 foot front yard of said parking lot; that the subject site is located in a residential area of single-family homes and apartment buildings; that all of the residential properties on the west side of this block of S. Washtenaw Avenue have uniform front yard set backs of approximately 17 feet; that the Board finds that granting of the requested waiver of the required 20 foot front yard to allow parking of approximately 4 automobiles will alter the existing front yard character of this block; and that provision of the required 20 foot front yard set back will not cause an undue hardship to the applicant church; 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: J. Josef Sedelmaier & Barbara Sedelmaier
 APPEARANCES FOR: Joel Fencl
 APPEARANCES AGAINST:

CAL. NO. 279-89-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 1933 N. Cleveland Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, J. Josef Sedelmaier & Barbara Sedelmaier, for Harris Trust & Savings Bank, Tr. #94279, owner, on September 15, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story single-family residence, whose south side yard will be 1.33 feet instead of 2.4 feet, or in the alternative, to reduce the north side yard to 0 feet instead of 2.4 feet, on premises at 1933 N. Cleveland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 29, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; 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 24' x 123' lot improved with a 2½-story brick single-family residence; that the applicants propose to replace the existing building with a new 3-story single-family residence; that on August 25, 1989 the applicants were granted Exceptions by the Office of the Zoning Administrator for a front yard reduction to 12.0 feet and a north side yard reduction to 1.33 feet instead of the required 14.76 feet and 2.4 feet respectively to construct the aforesaid 3-story single-family residence; 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 along with the granted north side yard reduction, a south side yard variation is necessary to erect a building of sufficient width to provide livable dwelling space in the proposed single-family residence; that the plight of the owner is due to the narrow width of the lot; that no one appeared in opposition to the requested variation; and that the proposed 3-story single-family residence will be

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Cal. No. 279-89-Z

compatible with the existing improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family residence, whose south side yard will be 1.33 feet instead of 2.4 feet, on premises at 1933 N. Cleveland 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 808

APPLICANT: Marino Southtown, Inc.
 APPEARANCES FOR: Marshall Moses
 APPEARANCES AGAINST:

CAL. NO. 280-89-S
 MAP NO. 24-A
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 10200 S. Avenue M
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Marino Southtown, Inc., on September 22, 1989, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story frame building, in an R3 General Residence District, on premises at 10200 S. Avenue M; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4), §7.3-3, §7.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame store and apartment building containing an existing tavern on the first floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for at least 40 years; that City of Chicago records indicate that a liquor license, No. 89-02551, for the subject tavern, was issued to Anthony Marino; that his heirs, Marino Southtown, Inc., propose to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern 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

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the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a 2-story frame store and apartment building, on premises at 10200 S. Avenue M, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant corporation as licensee, and that a change of licensee shall render the special use granted herein null and void; and be it further

RESOLVED, that the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the zoning ordinance.

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

APPLICANT: Eric Schuering
 APPEARANCES FOR: Margaret Schuering
 APPEARANCES AGAINST:

CAL. NO. 281-89-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 2900 W. Lunt Avenue

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

ACTION OF BOARD--

Variations granted.

THE RESOLUTION:

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, Eric Schuering, owner, on September 25, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1 and 2-story addition to the rear of a 2-story brick single-family residence, whose east side yard will be 3.63 feet and whose west side yard will be 3.73 feet instead of combined side yards of 10.2 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 2900 W. Lunt Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a corner lot improved with an existing 2-story brick single-family residence with a 1-story extension on the rear; that the applicant proposes to erect a 1 and 2-story addition to the rear of the existing structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicant and his family; that the plight of the owner is due to the existing residential building being located in the now required side yards; that the proposed addition will follow the building walls of the existing residential structure and that the variations, if granted, will not impair an adequate supply of light and air to adjacent properties nor alter the essential character of the locality; it is therefore

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

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Cal. No. 281-89-Z

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 and 2-story addition to the rear of a 2-story brick single-family residence, whose east side yard will be 3.63 feet and whose west side yard will be 3.73 feet instead of combined side yards of 10.2 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 2900 W. Lunt 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 808

APPLICANT: Gary Adamowski

CAL. NO. 282-89-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

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PREMISES AFFECTED-- 1840 N. Cleveland Avenue

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

ACTION OF BOARD--

Case continued to
January 19, 1990.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

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

APPLICANT: Thomas M. Jones & Steven A. Weiner
 APPEARANCES FOR: Arthur Mayer
 APPEARANCES AGAINST:

CAL. NO. 283-89-Z
 MAP NO. 14-D
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 5736 S. Harper Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

THE RESOLUTION:

WHEREAS, Thomas M. Jones & Steven A. Weiner, owners, on September 26, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story addition to the rear of a 2½-story frame single-family residence whose north side yard will be 1.58 feet instead of 4.58 feet and whose total floor area ratio will be approximately 0.62 instead of 0.50, on premises at 5736 S. Harper Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 14, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 2½-story frame single-family residence built at the turn of the century; that the applicants propose to erect a 135 sq. ft. addition at the rear of the first floor and a second story addition which extends the second floor 178 sq. ft.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story addition is necessary to meet the needs of the applicants; that the plight of the owners is due to the inadequate bedroom and living room space presently existing in this Victorian-style residential building; that the proposed addition will follow the north building line of the existing structure; and that the variations, if granted, will not impair an adequate supply of light and air to abutting properties nor alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

November 17, 1989

Cal. No. 283-89-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition to the rear of a 2½-story frame single-family residence whose north side yard will be 1.58 feet instead of 4.58 feet, and whose total floor area ratio will be approximately 0.62 instead of 0.50, on premises at 5736 S. Harper 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 800

APPLICANT: J. Joseph Little
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Joseph J. Anselmo

CAL. NO. 284-89-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 2633 N. Magnolia Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
x		
	x	
x		
x		

THE RESOLUTION:

WHEREAS, J. Joseph Little, for American National Bank, Tr. #65656, owner, on September 27, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 22' x 27' 4th story addition to a 3-story brick 3-dwelling unit building, which addition will result in a 15% (594 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2633 N. Magnolia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 27, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; 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 3-story brick apartment building with framing for the proposed 4th story addition; that the applicant hired an architect who drew plans and obtained a building permit for the proposed 22' x 27' 4th story addition; that in calculating the floor area the basement garden apartment was inadvertently not counted; that on May 11, 1987, the Zoning Administrator granted Exceptions for reduction of the required side yards; that the applicant now seeks to permit the 594 sq. ft. 4th floor addition to the 3-story brick 3-dwelling unit building which will exceed by 15% the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to duplex the applicant's third floor dwelling unit to provide needed living space; that the plight of the owner is due to the inadvertent elimination of the basement garden apartment in calculating the floor area; that the proposed 4th story addition

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Cal. No. 284-89-Z

will not impair an adequate supply of light and air to adjacent properties; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 22' x 27' 4th story addition to a 3-story brick 3-dwelling unit building, which addition will result in a 15% (594 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2633 N. Magnolia 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 808

APPLICANT: 6021 W. Montrose Corp.
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 285-89-S
MAP NO. 11-M
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 6021 W. Montrose Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: The Lutheran Church of Saint Philip
APPEARANCES FOR: Rev. Robert P. Rickman
APPEARANCES AGAINST:

CAL. NO. 286-89-S
MAP NO. 15-I
MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 2434-40 W. Bryn Mawr Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

THE RESOLUTION:

WHEREAS, The Lutheran Church of Saint Philip, owner, on September 27, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 2434-40 W. Bryn Mawr Avenue, to serve a church at 2458 W. Bryn Mawr Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 26, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a vacant lot presently in use as a parking lot; that the proposed parking lot is necessary for the public convenience at this location to serve the applicant church located at 2458 W. Bryn Mawr Avenue; that the parking lot will be used only on Sundays from 9 A.M. to 1 P.M. and during other hours as a playlot for the applicant's day care center; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot will be compatible with the existing 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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2434-40 W. Bryn Mawr Avenue, to serve a church at 2458 W. Bryn Mawr Avenue, upon condition that

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the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the lot shall be enclosed, excepting the driveway and pedestrian entranceway, with fencing; that striping shall be provided; that ingress and egress shall be from W. Bryn Mawr Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking lot shall be from 9 A.M. to 1 P.M. on Sundays; that at other times the lot may be used as a playlot for the applicant's day care center; that the lot shall be secured at all other times when not in use by the applicant by appropriate security gates; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Robert C. Kucharski
 APPEARANCES FOR: Robert C. Kucharski
 APPEARANCES AGAINST: Josephine Fiorito

CAL. NO. 287-89-Z
 MAP NO. 13-M
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 4915 N. Mobile Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Robert C. Kucharski, owner, on September 28, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, a 2nd story addition to a 1-story brick single-family residence, whose front yard will be 17.5 feet instead of 19.8 feet, whose north side yard will be 3 feet and whose south side yard will be 2.8 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.56 instead of 0.50, on premises at 4915 N. Mobile Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 28, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-2, §7.7-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 123.74' lot improved with a 1-story brick single-family residence; that the applicant proposes to erect a 2nd story addition with a gambrel-style roof that will be 4 feet higher at the peak than the present roof; that the proposed addition will be a vertical extension of the existing building lines and that with the gambrel roof will give the structure the appearance of a 2½-story building; that the Board feels that the proposed 2nd story addition as designed will impair an adequate supply of light and air to abutting properties to the north and south of the subject site; and that the proposed addition is not compatible with the existing 1-story single-family residences on this block and will alter the essential character of the locality; 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: The Central Conference of the Evangelical Covenant Church,
Albany Park Spanish Covenant Church, as amended.

CAL. NO. 288-89-S

PEARANCES FOR: Steven Malator

MAP NO. 11-J

PEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED-- 4514-16 N. Kedzie Avenue

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

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Albany Park Spanish Covenant Church, as amended, for The Central Conference of the Evangelical Covenant Church, owner, on September 21, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing church in a 2-story brick building into the adjoining 2-story brick building for a total capacity of 299 seats, in a C2-2 General Commercial District, on premises at 4514-16 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 11, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-2, §9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that on September 23, 1977, the Board approved a special use application for the approval of the establishment of the applicant church in a 2-story brick building on the subject site, in Calendar No. 238-77-S; that the applicant church proposes to expand its operation into the adjoining 2-story brick building for a capacity of 299 seats; that the church operates from 6 P.M. to 10 P.M. daily and from 9 A.M. to 10 P.M. on Sundays; that the proposed use is necessary at this location to enable the existing church to continue to meet the needs of its congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church expansion which will meet all building code regulations and which will provide adequate off-street parking at 4525-27 N. Kedzie Avenue; and that the proposed use is the expansion of an existing church and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

November 17, 1989

Cal. No. 288-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the expansion of an existing church in a 2-story brick building into the adjoining 2-story brick building for a total capacity of 299 seats, on premises at 4514-16 N. Kedzie Avenue, upon condition that off-street parking for 24 automobiles shall be provided at 4525-27 N. Kedzie Avenue; that said requisite parking for said church is a continuing obligation of the applicant as provided in §5.8-5 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Central Conference of the Evangelical Covenant Church,
Albany Park Spanish Covenant Church, as amended.

APPEARANCES FOR: Steven Malato

APPEARANCES AGAINST:

CAL. NO. 289-89-S
MAP NO. 11-J
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 4525-27 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Albany Park Spanish Covenant Church, as amended, for Progressive Lithoplate and Supply Company, owner, on September 21, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of an existing parking lot, in a C2-2 General Commercial District, on premises at 4525-27 N. Kedzie Avenue, to satisfy the parking requirement for an existing church and proposed expansion at 4514-16 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-2, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that on November 17, 1989, the Board approved a special use application for the expansion of an existing church in a 2-story brick building into the adjoining 2-story brick building for a total capacity of 299 seats, on premises at 4514-16 N. Kedzie Avenue, in Calendar No. 288-89-S; on September 23, 1977, the Board approved a special use application to permit the leasing of 8 parking spaces in an existing parking lot at 4530 N. Kedzie Avenue to fulfill the parking requirement for the applicant church to be located at 4516 N. Kedzie Avenue, in Calendar No. 239-77-S; that the applicant church has a lease with Progressive Lithoplate and Supply Company for 24 parking spaces in their existing parking lot at the subject site, running from June 1, 1989 until May 31, 1999, with an option to renew for an additional 10 years; that the lease permits the applicant's use of the existing parking lot during the hours of 6 P.M. and 10 P.M. daily and from 9 A.M. to 10 P.M. Sundays, which coincide with the hours of operation of the applicant's church; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for the expansion

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of the existing church at 4514-16 N. Kedzie Avenue; that the public health, safety and welfare will be adequately protected in the proposed use of said parking lot; and that the proposed use, which is merely the use of 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 Zoning Administrator is authorized to permit the leasing of an existing 24-space parking lot, on premises at 4525-27 N. Kedzie Avenue, to satisfy the parking requirement for an existing church and proposed expansion at 4514-16 N. Kedzie Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: 1332 N. Halsted Building Partnership
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL NO. 290-89-S
 MAP NO. 3-G
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 1332 N. Halsted Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, 1332 N. Halsted Building Partnership for American National Bank, Trust No. 105006-01, owner, on September 29, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an art gallery within a portion of a 4-story brick commercial building, in an M2-5 General Manufacturing District, on premises at 1332 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 20, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-2, §10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

WHEREAS, the district maps show that the premises is located in an M2-5 General 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 M2-5 General Manufacturing District; that the subject site is improved with a 1 and 4-story brick commercial building; that the lessee, Tunbridge Wells Gallery, proposes to occupy 3,450 sq. ft. of space on two floors of the building on the subject site for the display and sale of imported antique items of art; that the proposed use is necessary for the public convenience at this location in that there is no demand for manufacturing uses in the area but a continuing trend toward non-manufacturing business and commercial establishments and that the proposed use is consistent with this trend; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will conform to all building code regulations; that the hours of operation will be limited to the hours between 11 A.M. and 6 P.M., Tuesdays through Saturdays, or by appointment only; that the proposed use will be compatible with other business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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RESOLVED, that the application for a special use be and it hereby is sustained and the Zoning Administrator is authorized to permit the establishment of an art gallery within a portion of a 4-story brick commercial building, on premises at 1332 N. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 11 A.M. and 6 P.M., Tuesdays through Saturdays, or by appointment only; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: West Town Emergency Shelter Team, Inc.
APPEARANCES FOR: Donna Pugh
APPEARANCES AGAINST: John Kugler, et al.

CAL. NO. 291-89-S
MAP NO. 5-H
MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 1866 N. Milwaukee Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		

THE RESOLUTION:

WHEREAS, West Town Emergency Shelter Team, Inc., for William Kritt, owner, on October 4, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter for the homeless in a 2-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 1866 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 27, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the applicant proposes to establish a temporary overnight shelter facility for homeless men and women over 18 years of age in the 2-story brick building on the subject site; that a temporary overnight shelter facility is defined in Chapter 78.4-1 of the Municipal Ordinance as a "building, or portion thereof, in which sleeping accommodations are provided for no more than 12 hours per day for three or more persons who are not related to the owner, operator, manager, or other occupants by blood or marriage"; that the applicant currently operates a shelter facility at 2101 N. Humboldt Boulevard; that the facility will have no more than 40 beds; that the hours of operation will be limited to the hours between 10 P.M. and 6 A.M.; that there will be professional staff on the premises at all times to monitor the shelter's activities; that in addition to beds and meals, the shelter will provide supportive services to assist its homeless clients to regain stable living situations; that separate sleeping quarters for men and women will be maintained; that the proposed shelter will not accept alcohol or drug abusers unless they participate fully in the shelter's social rehabilitation

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programs; that the establishment of a temporary overnight shelter facility for the homeless is necessary for the public convenience at this location to help alleviate the City's shortage of such facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth and that the facility shall meet all applicable provisions of the municipal ordinances governing the establishment of temporary overnight shelter facilities; and that the proposed use, which fulfills a need in the community, is compatible with the existing 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 temporary overnight shelter facility for not more than 40 beds in a 2-story brick building, on premises at 1866 N. Milwaukee Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a temporary overnight shelter facility for homeless men and women over 18 years of age or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: First Unity Baptist Church
 APPEARANCES FOR: Raynay Collier
 APPEARANCES AGAINST:

CAL. NO. 292-89-Z
 MAP NO. 12-E
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 5129-35 S. Indiana Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, First Unity Baptist Church, owner, on September 29, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 1-story school room and office addition to the rear of a 2 and 3-story brick church building, with no rear yard instead of 30 feet and with a portion of the off-street parking located within the required 15 feet front yard, on premises at 5129-35 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A 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 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; 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 make the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 3-story brick church building constructed in 1926; that on June 20, 1980, the Board granted a variation to the applicant church for the erection of a 1-story brick school addition, 37' x 95', to the rear of a 2 and 3-story brick church building with no south side yard instead of 10 feet and no rear yard instead of 30 feet and with off-street parking in a portion of the front yard at the subject site; that the testimony presented in Calendar No. 124-80-Z is hereby made part of the record in this case; 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 an addition of the size requested is needed to provide education and administration facilities for the applicant church; that the plight of the owner is due to the limited space available for expansion; and that the variation, if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with the existing improvements in the area; it is therefore

MINUTES OF MEETING

November 17, 1989

Cal. No. 292-89-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 school room and office addition to the rear of a 2 and 3-story brick church building, with no rear yard instead of 30 feet and with a portion of the off-street parking located within the required 15 feet front yard, on premises at 5129-35 S. Indiana 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: First Unity Baptist Church

CAL. NO. 293-89-A

APPEARANCES FOR:

MAP NO. 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 5129-35 S. Indiana Avenue

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, First Unity Baptist Church, owner, on September 29, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a school room and office addition to the rear of a 300-seat church building due to its elimination of an area for 10 off-street parking spaces, in an R5 General Residence District, on premises at 5129-35 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; 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 17, 1989, the Board granted a variation to the applicant church permitting the erection of a 1-story school room and office addition to the rear of a 2 and 3-story brick church building, with no rear yard instead of 30 feet and with a portion of the off-street parking located within the required 15 feet front yard, on the subject site, in Calendar No. 292-89-Z; that the existing 300-seat church was constructed in 1926, prior to the passage of the 1953 parking ordinance amendment to the zoning ordinance and which under the present code would require 25 parking spaces; that records of the City of Chicago indicate that the area directly behind the existing church is a grassy area which is fenced at the alley and has never been used as a parking area; that the existing church parking lot located south of the church building can accommodate 14 - 90° parking spaces; that the rear 5 spaces will be eliminated by the proposed addition and replaced within the required front yard and along the south wall of the building; that §5.8-2 of the zoning ordinance provides that "accessory off-street parking facilities in existence on the effective date of the 1957 comprehensive amendment to the zoning ordinance and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than shall not be further reduced below, the requirements for a similar new building or use under

MINUTES OF MEETING

November 17, 1989

Cal. No. 293-89-A

the provisions of this comprehensive amendment"; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a school room and office addition to the rear of a 300-seat church building, with off-street parking for 14 automobiles, on premises at 5129-35 S. Indiana 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: Richard Brown

CAL. NO. 294-89-A

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 155 W. 115th Street

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

ACTION OF BOARD—

Case continued to
January 19, 1990.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Yolanda Reyna
APPEARANCES FOR: Richard Pollach
APPEARANCES AGAINST:

CAL. NO. 295-89-A
MAP NO. 20-B
MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 8661 S. Baltimore Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Yolanda Reyna, owner, on September 21, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a sewing business in a 2-story frame store and apartment building, in an R3 General Residence District, on premises at 8661 S. Baltimore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 1, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A 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 17, 1989; 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 non-conforming store in the 2-story frame store and apartment building on the subject site has been previously occupied by business uses, the last use having been a tavern, a B4 use; that the appellant has operated a clothing alteration business, a B2 use, in the subject store since 1985 when she purchased the building on the subject site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a sewing business in a 2-story frame store and apartment building, on premises at 8661 S. Baltimore Avenue, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 6 P.M., Mondays through Fridays; 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: Edna Watson
 APPEARANCES FOR: Florence Merritt
 APPEARANCES AGAINST:

CAL. NO. 296-89-A
 MAP NO. 20-F
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 8659 S. Vincennes Avenue

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou			X
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Edna Watson, for Prince E. Humphries, owner, on September 27, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand dealer in a 3-story frame store and apartment building, in an M1-1 Restricted Manufacturing District, on premises at 8659 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District in a 3-story brick building containing the subject store and non-conforming dwelling units on the 2nd and 3rd floors of the building; that the subject store was previously occupied by a church; that the appellant seeks to sell second-hand clothes and furniture at the subject site; that under §6.4-6 of the zoning ordinance the non-conforming use may be extended throughout the building; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand dealer in a 3-story brick store and apartment building, on premises at 8659 S. Vincennes Avenue, upon condition that no merchandise for sale shall be displayed or sold on the public sidewalk; 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: Edward Urbanski
 APPEARANCES FOR: Edward Urbanski
 APPEARANCES AGAINST:

CAL NO. 297-89-A
 MAP NO. 6-H
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 2214 W. 23rd Place

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

THE RESOLUTION:

WHEREAS, Edward Urbanski, owner, on September 6, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a bridal shop (custom dressmaking) in a 1-story brick store building, in an R3 General Residence District, on premises at 2214 W. 23rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A 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 17, 1989; 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 in a non-conforming 1-story brick store building; that the subject store has been previously occupied by a tavern, a B4 use, and most recently as a variety store, a B2 use; that the lessee, Cecillia Alanis, seeks to establish a custom bridal dressmaking business at the subject site, a B2 use; that the change of use to a custom bridal dressmaking business is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a bridal shop (custom dressmaking) in a 1-story brick store building, on premises at 2214 W. 23rd Place, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through Fridays and 10 A.M. and 6 P.M., Saturdays; 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: Santiago R. Aybar
 APPEARANCES FOR: Santiago R. Aybar
 APPEARANCES AGAINST:

CAL. NO. 298-89-A
 MAP NO. 3-J
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 3923 W. North Avenue

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Santiago R. Aybar, for Ivan Petrov, owner, on September 6, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of used appliances (second-hand dealer) in a 3-story brick store and apartment building, in a B3-2 General Retail District, on premises at 3923 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the appellant has been in business since May, 1989, and sells new and used appliances at the subject site; that new appliance sales is a permitted use in the B3 district; that all reconditioning of used appliances is done off-site; that the appellant is seeking a second-hand dealer license to sell the used appliances; 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 sale of new and used appliances in a 3-story brick store and apartment building, on premises at 3923 W. North Avenue, upon condition that all merchandise shall be displayed and sold within the subject premises and that no merchandise shall be displayed on the public sidewalk and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: David J. Dubin

CAL. NO. 299-89-A

APPEARANCES FOR:

MAP NO. 1-G

PEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 1322 W, Huron Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

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

APPLICANT: Robert Strasser, agent for Charles Thompson
 APPEARANCES FOR: Robert Strasser
 APPEARANCES AGAINST:

CAL. NO. 300-89-A
 MAP NO. 22-B
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 2666 E. 92nd Street

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

ACTION OF BOARD—

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

THE RESOLUTION:

WHEREAS, Robert Strasser, agent for Charles Thompson, owner, on September 11, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of 2 non-conforming stores into 2 dwelling units in a 3-story brick 2-store and 10-dwelling unit building, in an R3 General Residence District, on premises at 2666 E. 92nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.8-1, §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 17, 1989; 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 3-story brick 2-store and 10-dwelling unit building constructed in the early 1920's; that the conversion of the two non-conforming stores into two conforming dwelling units is a proper substitution of use under §6.4-7 of the zoning ordinance it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of 2 non-conforming stores into 2 dwelling units in a 3-story brick building for a total of 12 dwelling units, with no off-street parking required, on premises at 2666 E. 92nd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Miguel Tolentino
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 301-89-A
 MAP NO. 7-J
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 3736 W. Fullerton Avenue

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Miguel Tolentino, for Maria Gonzalez, owner, on September 14, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with a retail bakery in a 1-story brick store building, in a B2-1 Restricted Retail District, on premises at 3736 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A 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 17, 1989; and

WHEREAS, the district maps show that the premises is located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District in the 1-story brick store building on the subject site occupied by an existing retail bakery; that the proposed wholesaling of bakery goods on a limited basis is an accessory use to the existing retail bakery; 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 wholesaling, as an accessory use only, in conjunction with a retail bakery in a 1-story brick store building, on premises at 3736 W. Fullerton Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Fatih Ozturk
 APPEARANCES FOR: Fatih Ozturk
 APPEARANCES AGAINST:

CAL. NO. 302-89-A
 MAP NO. 9-G
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 1153 W. Addison Street

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Fatih Ozturk, for Sam Kamen, owner, on September 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dry cleaning receiving store (processing done elsewhere) in a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 1153 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 14, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; 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 store in the 3-story brick store and apartment building on the subject site was previously occupied by a business office, a B2 use; that the change of use to a dry cleaning receiving store with processing done elsewhere, a B1 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dry cleaning receiving store (processing done elsewhere) in a 3-story brick store and apartment building, on premises at 1153 W. Addison Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Fridays and 8 A.M. and 6 P.M., Saturdays; 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: Gus Haramaras
 APPEARANCES FOR: Gus Haramaras
 APPEARANCES AGAINST:

CAL. NO. 303-89-A
 MAP NO. 5-H
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 1720 N. Ashland Avenue

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

ACTION OF BOARD--

THE VOTE

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

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Gus Haramaras, owner, on September 20, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the attic of a 2-story brick non-conforming 2-dwelling unit building, in an M1-2 Restricted Manufacturing District, on premises at 1720 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 18, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.4-1, §6.4-2, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 25' x 108' lot improved with an existing 2-story brick non-conforming 4-dwelling unit building in the process of being deconverted to a 2-dwelling unit building; that the appellant purchased the subject building while in the process of its rehabilitation and with the existing attic dormers; that the pre-existing attic floor area is included in determining floor area ratio; that the dormering of the attic merely allows said attic floor area to be fully utilized; 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 dormering of the attic of a 3-story brick non-conforming 2-dwelling unit building, on premises at 1720 N. Ashland 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: Angie Thanoukos
 APPEARANCES FOR: James C. Reho
 APPEARANCES AGAINST:

CAL. NO. 150-89-A
 MAP NO. 5-M
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 6149 W. Grand 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

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Angie Thanoukos, owner, on May 9, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 3-dwelling units, in an R3 General Residence District, on premises at 6149 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3, §7.12-1(4), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; 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 testimony presented indicates the appellant purchased the subject 2-story brick building in 1970 at which time the building contained a store and a rear apartment on the 1st floor which were vacant and an occupied apartment on the 2nd floor; that the appellant seeks to legalize the 1st floor as 2-dwelling units for a total of 3 dwelling units in the building; that the Board finds that the conversion of the non-conforming store to a conforming dwelling unit is permitted under §6.4-7 of the zoning ordinance; that no proof was presented that would indicate the 1st floor rear dwelling unit existed prior to the 1957 comprehensive amendment to the zoning ordinance when the site was rezoned from Business to R3 General Residence; that the appellant has a right to occupy the building as 2 dwelling units only; 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: Gerardo Hernandez
 APPEARANCES FOR: Gerardo Hernandez
 APPEARANCES AGAINST:

CAL. NO. 233-89-A
 MAP NO. 3-G
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 1550 W. Pearson Street

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

ACTION OF BOARD—

THE VOTE

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

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, Gerardo Hernandez, for Victor Vizarro, owner, on July 31, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a 2-story brick business building, in a B2-2 Restricted Retail District, on premises at 1550 W. Pearson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the 2-story brick building on the subject site was occupied by an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that on December 4, 1980, the site was rezoned from B4-1 to B2-1, making the automobile repair shop a non-conforming use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a 2-story brick business building, on premises at 1550 W. Pearson Street, upon condition that no body and fender work, engine rebuilding or spray painting shall be done on the premises; that all storage of vehicles that have been repaired or are awaiting repair shall take place within the building; that no vehicles shall be stored on the public ways; that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Fridays and 8 A.M. and 5 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Bevelene's Economy Candies
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 234-89-A
MAP NO. 26-F
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 10701 S. Halsted Street

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Robert Lopez-Cepero
 APPEARANCES FOR: Robert Lopez-Cepero
 APPEARANCES AGAINST:

CAL. NO. 211-89-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED— 3912 N. Lincoln Avenue (Byron Street frontage)
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

THE RESOLUTION:

WHEREAS, Robert Lopez-Cepero, for American National Bank, Tr. #069176-03, owner, on July 21, 1989, filed an application for a variation of the zoning ordinance to permit, in a B5-3 General Service District, the erection of a 2-story 2-dwelling unit addition above an existing 1-story garage building (Byron Street frontage), with no front yard instead of 15 feet and no side yards instead of 2.5 feet each, on premises at 3912 N. Lincoln Avenue (Byron Street frontage); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on August 28, 1989; 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 an L-shaped through lot improved with a 3-story brick store and apartment building on N. Lincoln Avenue frontage and a 1-story masonry garage building fronting on W. Byron Street, which is a continuation of the existing 3-story building on N. Lincoln Avenue; that the applicant proposes to erect a 2-story 2-dwelling unit addition above the existing 1-story garage building fronting on W. Byron Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front and side yard variations are necessary due to the configuration of the existing garage structure on this through lot; that the plight of the owner is due to the irregular L-shaped lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with the existing improvements in this mixed business and residential area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

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Cal. No. 211-89-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 2-dwelling unit addition above an existing 1-story garage building (Byron Street frontage) with no front yard instead of 15 feet and no side yards instead of 2.5 feet each, on premises at 3912 N. Lincoln Avenue (Byron Street frontage), 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: James Ganley
 APPEARANCES FOR: James Ganley
 APPEARANCES AGAINST: Daniel Miadori

CAL. NO. 214-89-Z
 MAP NO. 3-H
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 845 N. Hoyne Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

THE RESOLUTION:

WHEREAS, James Ganley, owner, on August 2, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 2-dwelling unit building, whose front yard will be 5 feet instead of 12.48 feet and whose north side yard will be 1.5 feet instead of 2.4 feet, on premises at 845 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on August 28, 1989; 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 applicant proposes to erect a 2-story 2-dwelling unit building on the subject 24' x 104' 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 in this district in that the requested variations are necessary to position the proposed building in a manner compatible with the location of the adjoining buildings and to provide sufficient building width; that the plight of the owner is due to the limited size of the subject lot; that the proposed 2-story 2-dwelling unit building will be compatible with the existing improvements in the area in that the adjoining 3-story buildings are built to their front lot lines with the building to the north situated on its south lot line having a light well in its south wall and that the variations, if granted, will not impair an adequate supply of light and air to adjacent property nor 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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November 17, 1989

Cal. No. 214-89-Z

zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 2-dwelling unit building whose front yard will be 5 feet instead of 12.48 feet and whose north side yard will be 1.5 feet instead of 2.4 feet, on premises at 845 N. Hoyne 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 808

APPLICANT: Boarding Home Social Services Association
 APPEARANCES FOR: Richard J. Friedeman
 APPEARANCES AGAINST: Fr. Mike Ivers, et al.

CAL. NO. 217-89-S
 MAP NO. 4-J
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 3256 W. Douglas Boulevard
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.
 Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Boarding Home Social Services Association, owner, on July 25, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter in a 2-story brick former nursing home building, in an R4 General Residence District, on premises at 3256 W. Douglas Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 1989 after due notice thereof by publication in the Chicago Tribune on August 28, 1989; 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 applicant proposes to establish a transitional shelter facility for homeless women and their children in the 2-story brick former nursing home building on the subject site; that the shelter will provide a maximum of 55 beds for said homeless persons for a period up to 120 days; that the clients to be served will be referred by the City of Chicago Department of Human Services; that persons with alcohol, drug or mental problems will be accepted as clients by the facility with the provision that they participate in the facilities' social and rehabilitation services, but that no persons with chronic alcohol, drug or mental problems will be accepted as clients by the proposed shelter facility; that the shelter will provide counselling services, vocational assistance and other services to its clients; that the proposed shelter will have a staff of 8 persons, 2 of which will be on duty at all times; that the establishment of a transitional shelter facility for homeless women and their children is necessary for the public convenience at this location to provide a needed service in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility which will meet all building code regulations and all applicable provisions of the municipal ordinances governing the establishment and

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Cal. No. 217-89-S

operation of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the prior use of the premises as a nursing home and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility limited to 55 beds for homeless women and their children in a 2-story brick former nursing home building, on premises at 3256 W. Douglas Boulevard, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; that no persons with chronic alcohol, drug or mental problems shall be accepted as clients by the shelter; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility for homeless women and their children or any increase in beds or the number of clients to be served, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void; and be it further

RESOLVED, that the Zoning Board of Appeals does hereby recommend and urge the applicant to invite members of the adjacent residential community, designated by said community, to become members of the applicant organization's Board of Directors to work with the applicant in an advisory capacity to provide on-going dialogue between the applicant and the community in the operation of the transitional shelter facility; and be it further

RESOLVED, that the heretofore approved special use shall be subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this matter for a period of 18 months from the date hereof for the purpose of reviewing any community comments or complaints the Board receives regarding the applicant's operation, and to determine if additional conditions are necessary to insure that the public health, safety and welfare continues to be adequately protected.

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

APPLICANT: Madge Alschuler

CAL. NO. 220-89-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 536 W. Dickens Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of the appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

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

APPLICANT: Madge Alschuler
 APPEARANCES FOR: Paul Diamond, Christopher Cohen
 APPEARANCES AGAINST:

CAL. NO. 221-89-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 November 17, 1989

PREMISES AFFECTED-- 538 and 540 W. Dickens Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

Variations granted.

THE RESOLUTION:

WHEREAS, Madge Alschuler, owner, on October 2, 1989, filed an amended application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the division of an improved zoning lot into two zoning lots with the existing residence on the west lot having no east side yard instead of 2.5 feet and the erection of a 1 and 3-story single-family residence on the east lot whose west side yard will be 1 foot and with no east side yard instead of 2.5 feet each, on premises at 538 and 540 W. Dickens Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.7-2, §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 17, 1989 after due notice thereof by publication in the Chicago Tribune on October 30, 1989; 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 zoning lot consists of two 25' x 125' lots of record; that the west lot (540 W. Dickens) is improved with a single-family residence built in 1877 which has a bay window encroaching into the east lot (538 W. Dickens); that the applicant presently resides in said building and proposes to sell the building and erect a 1 and 3-story single-family residence on the east lot for her own occupancy, which requires separation of the parcel into two zoning lots; 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 requested yard variations for the proposed single-family residence at 538 W. Dickens Avenue are necessary to construct a residence of sufficient size to meet the needs of the applicant; that the plight of the owner is due to the existence of a bay window on the east side of the existing residence encroaching into the 538 W. Dickens Avenue lot and the desire to construct an adequate size single-family residence; that the proposed

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Cal. No. 221-89-Z

single-family residence will be located on a block in which the majority of the improvements do not comply with the yard requirements of the zoning ordinance 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 division of an improved zoning lot into two zoning lots with the existing residence on the west lot having no east side yard instead of 2.5 feet and the erection of a 1 and 3-story single-family residence on the east lot whose west side yard will be 1 foot and with no east side yard instead of 2.5 feet each, on premises at 538 and 540 W. Dickens 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: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 236-89-A
MAP NO. 8-J
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED-- 3500 S. Kedzie Avenue (on railroad property)
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 237-89-A

APPEARANCES FOR:

MAP NO. 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 2525 S. Archer Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 238-89-A

APPEARANCES FOR:

MAP NO. 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 2268 S. Lumber Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 239-89-A

APPEARANCES FOR:

MAP NO. 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED-- 7729 S. State Street

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

ACTION OF BOARD--

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 240-89-A

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED-- 5660 W. Taylor Street

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

ACTION OF BOARD--

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 241-89-A

APPEARANCES FOR:

MAP NO. 13-S

APPEARANCES AGAINST:

MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 9710 W. Foster Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: 3M/National Advertising Co.
PEARANCES FOR:
PEARANCES AGAINST:

CAL. NO. 242-89-A
MAP NO. 1-G
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 1009 W. Huron Street

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 243-89-A

APPEARANCES FOR:

MAP NO. 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING

November 17, 1989

PREMISES AFFECTED— 3427 N. Drake Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 244-89-A

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED-- 456 N. Sangamon Street

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

ACTION OF BOARD--

Appeal withdrawn upon
motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 245-89-A

APPEARANCES FOR:

MAP NO. 9-J

PEARANCES AGAINST:

MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 3399 N. Avondale Avenue (on railroad property)

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 246-89-A
MAP NO. 11-K
MINUTES OF MEETING
November 17, 1989

PREMISES AFFECTED— 4153 N. Kostner Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		

MINUTES OF MEETING

November 17, 1989

Cal. No. 60-89-Z

Ms. Angela T. Vosnos presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 5-story 60-dwelling unit housing for the elderly building on a lot whose area is 22,380 sq. ft. instead of 24,000 sq. ft., whose north side yard will be 4 feet and whose south side yard will be approximately 1 foot instead of 20 feet each, whose rear yard will be 8 feet instead of 30 feet, with parking in the required front yard, with no provision for 1 loading berth, and which proposal necessitates the reduction of the rear yard of the Catholic Charities building at 11 E. 117th Street from 30 feet to 5 feet, on premises at 11717-37 S. State Street, which variations were granted by the Board on March 17, 1989 in Calendar No. 60-89-Z.

Ms. Vosnos stated that the necessary building permits have not yet been obtained and construction commenced because part of the project is to be funded with Section 202 funds from the Department of Housing and Urban Development and the process for receiving those funds is complicated and time consuming. The Department of Housing and Urban Development requires that the construction project be opened for bids from general contractors before the funds can be granted and this bidding process has commenced.

Chairman Kennon moved that the request be granted and the time in which to obtain necessary building permits be extended to May 17, 1990. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Alakiotou and Fornelli. Nays- None.

MINUTES OF MEETING

November 17, 1989

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 15, 1989.

Marian Rest

Secretary