

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, August 17, 1990

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

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

Roula Alakiotou
LeRoy K. Martin, Jr.
Thomas S. Moore

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Member Moore moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 20, 1990 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Robert and Beryl Fine
 APPEARANCES FOR: Donald J. Senechalle
 APPEARANCES AGAINST:

CAL. NO. 231-90-Z
 MAP NO. 13-J
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 5041 N. Monticello Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli			X
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Robert and Beryl Fine, owners, on June 20, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a partial 2nd story addition to a 1-story brick single-family dwelling, whose north side yard will be 3.01' and whose south side yard will be 2.97' instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.57 instead of 0.50, on premises at 5041 N. Monticello Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1990, reads:

"Application not approved. Requested certification does not comply 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 August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 125.2' lot improved with a 1-story brick single-family residence; that the applicants propose to erect a partial rear 2nd story addition to the existing 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 the proposed addition is necessary to meet the needs of the applicants and their children; that the plight of the owners is due to unique circumstances in that without the variations requested it would be economically and architecturally unfeasible to erect the proposed partial 2nd story addition; and that the variations, if granted, will not alter the essential character of the locality in that the proposed 2nd story addition will be compatible with the residences on this block, some of which are 2-stories and with all having similar side yards; it is therefore

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RESOLVED, 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 partial 2nd floor addition to a 1-story brick single-family dwelling, whose north side yard will be 3.01' and whose south side yard will be 2.97' instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.57 instead of 0.50, on premises at 5041 N. Monticello Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elizabeth Tebbens Curatolo
 APPEARANCES FOR: Elizabeth Tebbens Curatolo
 APPEARANCES AGAINST: Karen McKenna

CAL. NO. 232-90-Z
 MAP NO. 8-H
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 3543 S. Western Boulevard
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Elizabeth Tebbens Curatolo, owner, on June 27, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, an existing 2nd story recreation room addition to a 20' x 20.5' detached garage accessory to a 2-story brick 2-dwelling unit building, which addition is located in the required rear yard and exceeds the 15 feet height limitation by approximately 5 feet, on premises at 3543 S. Western Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 27, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.6-2, §5.6-3, §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 August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2-story brick 2-dwelling unit building on the front of the lot and a 20' x 20.5' 2-level brick and frame garage building at the rear; that the applicant testified that her father started construction of the proposed 2nd story addition to the detached accessory garage when he was the property owner to be used as a hobby workshop and that the construction stopped when he became ill; that the applicant became the owner of the subject property in November, 1988 after her father's death; that the applicant is now seeking to permit the 2nd floor in order that it may be used by the applicant's family as a workshop and playroom and for storage; that the applicant testified that the existing accessory garage is used by her uncle and that the 2nd level of the garage is not a part of the front building's rental units; 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 adherence to the maximum 15 foot height requirement of the zoning ordinance would require demolition of the existing 2nd story addition and reconstruction of

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the existing garage building which would be an economical burden to the applicant; that the plight of the owner is due to unique circumstances in that although the proposed use of the garage 2nd floor addition as a workshop and playroom and for storage is a permitted accessory use, that portion of the building that exceeds 15 feet in height requires an authorized variation; that the proposed 2nd floor addition to the detached accessory garage structure 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 an existing 2nd story recreation and storage room addition to a 20' x 20.5' detached garage accessory to a 2-story brick 2-dwelling unit building, which addition is located in the required rear yard and exceeds the 15 feet height limitation by approximately 5 feet, on premises at 3543 S. Western Boulevard, upon condition that the said addition shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; and be it further

RESOLVED, that the garage 2nd floor addition shall not ever be used as habitable space and that its use at all times is limited to permitted accessory recreational and storage use only.

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

APPLICANT: LaSalle National Bank, Tr. #11305
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:

CAL. NO. 233-90-Z
MAP NO. 3-E
MINUTES OF MEETING
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PREMISES AFFECTED— 932 N. Rush Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli			X
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, LaSalle National Bank, Tr. #11305, owner, on July 2, 1990, filed an application for a variation of the zoning ordinance to permit, in a B7-6 General Central Business District, the erection of a 3-story retail and office building, with no provision for one loading berth, on premises at 932 N. Rush Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.10-7, §11.7-4(4)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

WHEREAS, the district maps show that the premises is located in a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B7-6 General Central Business District; that the subject site is an irregular 7,482 sq. ft. lot with no alley access; that the applicant proposes to erect a 3-story retail and office building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that provision of a loading berth in the proposed building would have a detrimental impact on the economic viability and flow of the 1st floor retail space; that the plight of the owner is due to unique circumstances in that the subject lot is land-locked on 3 sides and the only available access to a loading berth would be via a Rush Street curb cut and driveway across the public sidewalk which would create an unsafe situation in this congested area; that the proposed building containing retail and office use, provided that none is a restaurant or bar use, would require minimum deliveries most of which would be made during before business early hours and as such will be compatible with existing uses in the block; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story retail and office building, with no provision for one loading berth, on premises at 932 N. Rush Street, upon condition that no restaurant or tavern use shall be established in the proposed 3-story building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Fred Barbara
APPEARANCES FOR: Gary I. Wigoda, Fred Barbara
APPEARANCES AGAINST:

CAL. NO. 234-90-Z
MAP NO. 6-F
MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED-- 3001-09 S. Wells Street
SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Fred Barbara, owner, on July 13, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 5-dwelling unit townhouse building, whose front yard will be 3 feet instead of 7.08 feet, with no north side yard instead of 7.4 feet, whose south side yard will be 2 feet instead of 12.2 feet and whose rear yard will be 23 feet instead of 30 feet, on premises at 3001-09 S. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in an R4 General Residence District; that the subject site is a 59' x 122.85' reversed corner lot improved with a partially constructed 3-story 5-dwelling unit townhouse building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 5-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 5-dwelling units are less than the amount permitted in the district, the proposed 3-story townhouse building requires greater land coverage on this shallow lot with encroachment into the required yards than would a yard-conforming multi-story rental apartment building; and that the said 3-story 5-dwelling unit townhouse building is compatible with the majority of the existing improvements in the area most of which do not comply with the yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 5-dwelling unit townhouse building, whose front yard will be 3 feet instead of 7.08 feet, with no north side yard instead of 7.4 feet, whose south side yard will be 2 feet instead of 12.2 feet and whose rear yard will be 23 feet instead of 30 feet, on premises at 3001-09 S. Wells Street, upon condition that there shall be no eaves or overhangs except gutters on the south wall of the said townhouse building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit issued.

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

APPLICANT: David Glen, Inc.
 APPEARANCES FOR: Rolando R. Acosta
 APPEARANCES AGAINST:

CAL. NO. 235-90-S
 MAP NO. 2-F
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 710 W. Van Buren Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, David Glen, Inc., for American National Bank and Trust Company of Chicago, Tr. #29143, owner, on June 20, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site automobile parking lot, in a C3-5 Commercial-Manufacturing District, on premises at 710 W. Van Buren Street, accessory to an automobile sales and service business located at 711 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is an approximately 10,500 sq. ft. irregularly shaped lot presently improved as a parking lot; that on January 16, 1968, the Board approved the establishment of a public parking lot at the subject site for the parking of private passenger automobiles, in Calendar No. 7-68-S; that the proposed use is necessary for the public convenience at this location to provide accessory off-street parking for customers and employees of the applicant automobile sales and service business located at 711 W. Jackson Boulevard; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use of the site as an accessory parking lot is consistent with its prior use and that the subject site which is located directly across W. Gladys Street from the applicant automobile sales and service business, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site automobile parking lot, on premises at 710 W. Van Buren Street, accessory to an automobile sales and service business located at 711 W. Jackson Boulevard, upon condition that the existing black-topping, striping, lighting, chain-link fencing, security gates and curb cut shall be maintained; that ingress and egress shall be from the northwest corner of the site via W. Gladys Street. It shall be the responsibility of the applicant to maintain the said parking lot in accordance with the standards hereby established under this order; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: New Birth Church of God in Christ
 APPEARANCES FOR: Normand A. Cohen
 APPEARANCES AGAINST:

CAL. NO. 236-90-S
 MAP NO. 16-G
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 1500-06 W. 69th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, New Birth Church of God in Christ, owner, on June 27, 1990, filed an application for a special use under the zoning ordinance for the approval of an addition to the rear of an existing church building approved by the Board on April 11, 1975 in Calendar No. 82-75-S, in a B4-1 Restricted Service District, on premises at 1500-06 W. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1990, reads:

"Application not approved. Requested certification does not comply 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 August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on April 11, 1975, in Calendar No. 82-75-S, the Board approved the establishment of the applicant church in a 1 and 2-story brick building at the subject site; that the applicant proposes to erect a 1-story brick addition which will extend 22 feet from the rear of the existing building; that there will be no increase in the church's present seating capacity; that the proposed use is necessary for the public convenience at this location to provide needed office and meeting room facilities; that the public health, safety and welfare will be adequately protected in the design and location of the proposed addition which will conform with all applicable building code regulations and which will not cause a decrease in the amount of available on-site parking spaces; and that the proposed addition to the rear of a church which has been established at the subject site for many years, 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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Zoning Administrator is authorized to permit an addition to the rear of an existing church building approved by the Board on April 11, 1975, in Calendar No. 82-75-S, on premises at 1500-06 W. 69th Street, upon condition that the presently unimproved parking area for 12 automobiles located in the area at the rear of the church property and on the 25 foot lot next west of and abutting the existing church building shall be improved and maintained as stipulated in the resolution granted by the Zoning Board of Appeals on April 11, 1975, in Calendar No. 82-75-S; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Methodist Youth Services, Inc.
 APPEARANCES FOR: Arlene Y. Coleman-Romeo
 APPEARANCES AGAINST:

CAL NO. 237-90-S
 MAP NO. 28-E
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED-- 11515-19 S. Prairie Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		
x		

THE RESOLUTION:

WHEREAS, Methodist Youth Services, Inc., owner, on July 3, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless/dependent adolescents and community center in a 2 and 3-story brick former convent building, in a B4-1 Restricted Service District; on premises at 11515-19 S. Prairie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4(15), §11.10."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 2 and 3-story brick L-shaped former convent building; that the applicant proposes to establish a transitional shelter for homeless/dependent male adolescents who are wards of the State and a community center in the building on the subject site; that the proposed transitional shelter will serve a maximum of 10 male adolescents 15 to 19 years of age; that the clients to be served will be reviewed by the Department of Children and Family Services and will be further screened by the applicant organization before admittance to the proposed shelter; that the focus of the shelter program will be to reunite its clients with family members and/or to provide its clients with independent living skills; that the proposed shelter will provide 24 hour supervision by a maximum of 5 professional staff personnel in addition to on-site counselling services; that each client served by the proposed shelter must abide by a conduct agreement which includes a curfew restriction; that the proposed community center operation will offer to the community residents social service programs including individual, group and family counselling, after-school programs for youths ages 8 through 17, a food pantry and GED program; that the establishment of a transitional

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shelter facility for homeless/dependent male adolescents and a community center is necessary for the public convenience at this location in that there is a need in the community for such facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facilities which will meet all building code regulations and all applicable provisions of municipal and state laws governing the establishment and operation of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter and community center fulfills a need in the community and is consistent with the prior use of the premises as a convent building 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 10 beds for adolescent males 15 to 19 years of age and community center in a 2 and 3-story brick building, on premises at 11515-19 S. Prairie Avenue, 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 or community center 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 transitional shelter/community center activities 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/dependent adolescent males and community center or the number of shelter 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.

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

APPLICANT: Reven Uihlein
 HEARANCES FOR: David A. Haymes
 APPEARANCES AGAINST:

CAL. NO. 238-90-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 1921 N. Halsted Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Reven Uihlein, owner, on July 9, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story with a 1-story bay window addition to the front of a 2-story brick and frame single-family residence on the rear of a lot improved additionally with a 2-story brick residence at the front, which addition is located in the required 30 feet rear yard, on premises at 1921 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 50' x 131' lot improved with the applicant's 2-story brick and frame single-family residence at the rear of the lot and additionally improved with a 2-story brick single-family residence at the front of the lot; that on January 19, 1990, in Calendar No. 13-90-Z, the Board granted a variation to the applicant to permit the erection of an 11.5' x 26.34' 2-story garage addition with 2nd floor living space addition to the south side of the existing 2-story brick and frame residence, with no rear yard instead of 30 feet; that the applicant has not yet proceeded with the aforesaid addition and now also intends to erect a 2-story with 1-story bay window addition to the front of the rear building which will enclose an existing deck and the space below it; 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 applicant finds that even with the variation granted by the Board in Calendar No. 13-90-Z, the living space in the building is still inadequate to meet the owner's needs; that the plight of the owner is due to the non-conforming status of the existing single-family residence; and that the proposed variation,

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Cal. No. 238-90-Z

if granted, will be within the allowable floor area ratio for the district and will be compatible with the existing residential improvements in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story with a 1-story bay window addition to the front of a 2-story brick and frame single-family residence on the rear of a lot improved additionally with a 2-story brick residence at the front, which addition is located in the required rear yard, on premises at 1921 N. Halsted 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: Wood Zone, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL NO. 239-90-S

MAP NO. 3-H

MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 1000 N. Wood Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon
motion of applicant.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Assorted Entertainment Enterprises, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 240-90-S
MAP NO. 7-G
MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 3150 N. Halsted Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon
motion of applicant.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: B & D Venture
 HEARANCES FOR: David Grossberg
 APPEARANCES AGAINST:

CAL. NO. 241-90-S
 MAP NO. 7-G
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED-- 1403-07 W. Wolfram Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli			X
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, B & D Venture, for Manufacturers Affiliated Trust Company, Tr. #510997, owner, on July 13, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor in the conversion of a 2½-story frame store and apartment building into 2 dwelling units, in a B2-2 Restricted Retail District, on premises at 1403-07 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1990, reads:

"Application not approved. Requested certification does not comply 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 August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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 2½-story frame meeting hall and apartment building; that the applicant proposes to deconvert and renovate the building from its present use into 2 condominium dwelling units; that the proposes use is necessary for the public convenience at this location in that there is no demand for business uses in this area while there is a growing demand for dwelling units of the type proposed; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be located in a business zoned area having few business uses and which will comply with all applicable building code requirements; and that the proposed 1st floor residential use will be compatible with the predominantly residential character of the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the 1st floor in the conversion of a 2½-story frame store and apartment building into 2 dwelling units, on premises at 1403-07 W. Wolfram Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: B & D Venture
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST:

CAL. NO. 242-90-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 1403-07 W. Wolfram Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE RESOLUTION:

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli			X
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

WHEREAS, B & D Venture, for Manufacturers Affiliated Trust Company, Tr. #510997, owner, on July 13, 1990, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the enlargement of a 2½-story frame building to a full 3 stories as part of its renovation into 2-dwelling units, with no east front yard instead of 15 feet, on premises at 1403-07 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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 on August 17, 1990, in Calendar No. 241-90-S, the Board approved a special use application for the establishment of residential use on the 1st floor in the conversion of a 2½-story frame store and apartment building into 2 dwelling units at the subject site; that the applicant proposes to dormer the existing attic space in order to provide a full 3rd story in the conversion of the subject building to 2 dwelling units; 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 enlargement of the attic space in the existing building is necessary in the renovation of the building into 2 dwelling units; that the plight of the owner is due to unique circumstances in that to comply with the required 15 foot front yard setback would entail destruction of the front 15 feet of the non-conforming building's original construction which would result in the loss of approximately 900 sq. ft. of usable living space; that the enlargement of the existing 2½-story building to a full 3 stories by dormering the attic will not impair an adequate supply of light and air to adjacent property to the south and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 17, 1990

Cal. No. 242-90-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 enlargement of a 2½-story frame building to a full 3-stories as part of its renovation into 2-dwelling units, with no east front yard instead of 15 feet, on premises at 1403-07 W. Wolfram 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: Jeff Bohanson and Shari Wolk
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 243-90-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 2620 N. Seminary Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jeff Bohanson and Shari Wolk, owners, on July 17, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story addition to the rear of a 2½-story brick and frame 2-dwelling unit building, whose rear yard will be 12 feet instead of 30 feet, on premises at 2620 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1990, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 72' x 72.25' reversed corner lot with no alley access and is improved with a 2½-story frame 2-dwelling unit building; that the applicants propose to erect a 3-story addition to the rear of the existing residential building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition, consisting of enlarged kitchen, bath and bedrooms, is necessary to meet the needs of the applicants; that the plight of the owner is due to the configuration of the existing residential building on this extremely shallow lot which has no alley access; that the proposed addition will extend in line with the south building wall of the existing structure and 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

MINUTES OF MEETING

August 17, 1990

Cal. No. 243-90-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 3-story addition to the rear of a 2½-story brick and frame 2-dwelling unit building, whose rear yard will be 12 feet instead of 30 feet, on premises at 2620 N. Seminary 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: Anthony and Cynthia Daliege
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL NO. 244-90-Z
 MAP NO. 9-M
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 6124 W. Grace Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Anthony and Cynthia Daliege, owners, on July 17, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the attic of a 1-story brick single-family residence, whose west side yard will be 2.31 feet instead of 4 feet and whose total floor area ratio will be approximately 0.59 instead of 0.50, on premises at 6124 W. Grace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(13)(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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 33' x 122.49' lot improved with a 1-story brick single-family residence; that the applicants propose to dormer the existing attic to create a second floor in the existing 1-story 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 the dormering of the attic is necessary to create additional living space for the applicants and their family; that the plight of the owner is due to the narrow width of the lot; that the dormer addition will follow the existing wall of the first floor, and that the variations, if granted, will not alter the essential character of the locality in which many existing residential improvements have dormers; 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 dormering of the attic of a 1-story brick single-family residence, whose west side yard will be 2.31 feet instead of 4 feet and whose total floor area ratio will be approximately 0.59 instead of 0.50, on premises at 6124 W. Grace Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is

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

APPLICANT: Robert Whitehead
 APPEARANCES FOR: Robert Whitehead
 APPEARANCES AGAINST:

CAL. NO. 245-90-A
 MAP NO. 26-G
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED-- 10534 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

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Robert Whitehead, owner, on June 18, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 1-story addition to the rear of an existing 1-story frame non-conforming single-family residence, in a C1-1 Restricted Commercial District, on premises at 10534 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1990, 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, §6.4-2, §9.3-1A (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is improved with an approximately 17' x 23' non-conforming 1-story frame single-family residence in poor condition; that the appellant seeks to renovate the structure and erect a 21 foot addition to the rear to provide needed additional living space; that the subject site has been improved with the existing 1-story non-conforming residential building since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance when the district was re-zoned from residential Duplex zoning to C1-1 Restricted Commercial zoning; that although the block is zoned Commercial, all of the improvements are residences; that residential buildings are exempt from the amortization provisions of Article 6 of the zoning ordinance; and that the appellant's proposal does not violate the intent and purpose 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 erection of a 1-story addition to the rear of an existing 1-story frame non-conforming single-family residence, on premises at 10534 S. Vincennes Avenue, upon condition that the building shall be brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bank of Chicago/Garfield Ridge, Tr. #85-6-3
EARANCES FOR: Mark J. Kupeic
APPEARANCES AGAINST:
PREMISES AFFECTED-- 5300-10 S. Keating Avenue
SUBJECT-- Application for the approval of a special use.

CAL. NO. 246-90-S
MAP NO. 12-K
MINUTES OF MEETING
 August 17, 1990

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli			X
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Bank of Chicago/Garfield Ridge, Tr. #85-6-3, owner, on July 20, 1990, 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 M1-1 Restricted Manufacturing District, on premises at 5300-10 S. Keating Avenue, to serve the tenants of an office building located at 5323 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4(2), §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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; that on April 25, 1990, the City Council rezoned the subject site from R2 Single-Family Residence to M1-1 General Manufacturing specifically for the proposed parking lot; that the subject site is a 126' x 120' unimproved lot located across the alley to the east from the use served; that the proposed 42-space parking lot is necessary for the public convenience at this location to provide off-site accessory parking for the tenants of the office building located at 5323 S. Cicero Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the use of the subject site as a parking lot will help alleviate parking congestion 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

MINUTES OF MEETING

August 17, 1990

Cal. No. 246-90-S

lot for the parking of private passenger automobiles, on premises at 5300-10 S. Keating Avenue, to serve the tenants of an office building located at 5323 S. Cicero Avenue, upon condition that no use shall be made of the premises for the use 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 5 feet high slatted fence shall be erected along the south lot line excepting the east 6 feet to screen the parking lot from the adjoining residential building; that the landscaping as depicted in the plans presented shall be provided along the north, east and south sides of the lot; 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 striping shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be via W. 53rd Street and via the alley directly abutting the site to the west, pursuant to the July 31, 1990 City Council ordinance exempting the applicant from the physical barrier requirements pertaining to alley accessibility at the site; that the driveways located on W. 53rd Street shall be constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order.

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

APPLICANT: Bank of Chicago/Garfield Ridge, Tr. #85-6-3
 APPEARANCES FOR: Mark J. Kupiec
 APPEARANCES AGAINST:

CAL. NO. 247-90-Z
 MAP NO. 12-K
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 5300-10 S. Keating Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Bank of Chicago/Garfield Ridge, Tr. #85-6-3, owner, on July 20, 1990, filed an application for a variation of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, parking within the required 20' front and south side yards and the 12' north side yard of a proposed off-site accessory parking lot, such yards required when located across the street from or abutting property in a residential district, on premises at 5300-10 S. Keating Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4(2), §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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; that on August 17, 1990, the Board granted a special use application by the applicant for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at the subject site to serve the tenants of an office building located at 5323 S. Cicero Avenue, in Calendar No. 246-90-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to provide sufficient parking spaces to make the proposed parking lot a viable project; that the plight of the owner is due to the property being subject to yard requirements only because of its proximity to a residential district; that the proposed parking lot located directly across the alley from the use served, and with screen fencing and landscaping, will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 17, 1990

Cal. No. 247-90-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 parking within the required 20' front and south side yards and the 12' north side yard of a proposed off-site accessory parking lot, such yards required when located across the street from or abutting property in a residential district, on premises at 5300-10 S. Keating 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: Bank of Chicago/Garfield Ridge, Tr. #85-6-3
APPEARANCES FOR: Mark J. Kupiec
APPEARANCES AGAINST:

CAL. NO. 248-90-S
MAP NO. 12-K
MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED-- 5320 S. Keating Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Bank of Chicago/Garfield Ridge, Tr. #85-6-3, owner, on July 20, 1990, 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 M1-1 Restricted Manufacturing District, on premises at 5320 S. Keating Avenue, to serve the tenants of an office building located at 5323 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4(2), §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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 on April 25, 1990, the City Council rezoned the subject site from R2 Single-Family Residence to M1-1 Restricted Manufacturing specifically for the proposed accessory parking lot; that the subject site is a 30' x 126' lot improved with a 12-space parking lot and is located across the alley to the east from the use served; that the proposed use of the site as a parking lot is necessary for the public convenience at this location to provide off-site accessory parking for the tenants of the office building located at 5323 S. Cicero Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions herein-after set forth; that the use of the subject site as a parking lot will help alleviate parking congestion 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

MINUTES OF MEETING

August 17, 1990

Cal. No. 248-90-S

lot for the parking of private passenger automobiles, on premises at 5320 S. Keating Avenue, to serve the tenants of an office building located at 5323 S. Cicero Avenue, upon condition that no use shall be made of the premises for the use 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 5 feet high slatted fence shall be erected along the north lot line excepting the east 6 feet to screen the parking lot from the adjoining residential building; that landscaping as depicted in the plans presented shall be provided along the north and east sides of the lot; 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; that striping and concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from the public alley abutting the site to the south, pursuant to the July 31, 1990 City Council ordinance exempting the applicant from the physical barrier requirements pertaining to alley accessibility at the site; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order.

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

APPLICANT: Bank of Chicago/Garfield Ridge, Tr. #85-6-3
 APPEARANCES FOR: Mark J. Kupiec
 APPEARANCES AGAINST:

CAL. NO. 249-90-Z
 MAP NO. 12-K
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 5320 S. Keating Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

Variation granted.

THE RESOLUTION:

WHEREAS, Bank of Chicago/Garfield Ridge, Tr. #85-6-3, owner, on July 20, 1990, filed an application for a variation of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, parking within the required 20' front and north side yards of a proposed off-site accessory parking lot, such yards required when located across the street from or abutting property in a residential district, on premises at 5320 S. Keating Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4(2), §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on July 30, 1990; 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; that on August 17, 1990, the Board granted a special use application to the applicant for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at the subject site to serve the tenants of an office building located at 5323 S. Cicero Avenue, in Calendar No. 248-90-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to provide sufficient parking spaces to make the proposed parking lot a viable project; that the plight of the owner is due to the property being subject to yard requirements only because of its proximity to a residential district; that the proposed parking lot located directly across the alley from the office building use and with a 5 foot wide strip of landscaping serving as a buffer between the subject lot and residential property to the north, as provided for in Calendar No. 248-90-S, will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 17, 1990

Cal. No. 249-90-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 parking within the required 20' front and north side yards of a proposed off-site accessory parking lot, such yards required when located across the street from or abutting property in a residential district, on premises at 5320 S. Keating 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: Alfred Ayala

CAL. NO. 250-90-A

APPEARANCES FOR: None

MAP NO. 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED-- 3559 S. Damen Avenue

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

ACTION OF BOARD--

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

Appeal dismissed for
want of prosecution.

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Monif Hasin
APPEARANCES FOR: Irene Kelley
APPEARANCES AGAINST:

CAL. NO. 251-90-A
MAP NO. 12-G
MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 5358 S. Bishop Street

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: C. Ferraro, D.V.M.
 APPEARANCES FOR: Robert Ransom, C. Ferraro
 APPEARANCES AGAINST:

CAL. NO. 252-90-A
 MAP NO. 7-G
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED--- 2665 N. Lincoln Avenue
 SUBJECT--- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD---

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
	x	
x		
x		

THE RESOLUTION:

WHEREAS, C. Ferraro, D.V.M., owner, on June 21, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of an existing non-conforming animal hospital on the 1st floor of a 3-story brick building with apartments on the 2nd and 3rd floors by erecting a 1-story approximately 640 sq. ft. addition to the rear thereof, in a B4-3 Restricted Service District, on premises at 2665 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 1990, reads:

"Application not approved. Requested certification does not comply 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 August 17, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on October 29, 1987, the City Council rezoned the subject site from C1-2 Restricted Commercial to B4-3 Restricted Service; that the subject site is improved with a 3-story brick store and apartment building with the first floor occupied by a legal non-conforming animal hospital and the upper floors occupied by the applicant who operates the existing animal hospital; that the subject site has been used since 1967 as an animal hospital and the appellant has operated said use at the site since 1986; that there are presently 13 animal kennels on the premises, the largest measuring 3' x 3', which will not be increased in number; that the appellant proposes to remove the rear 1-story brick portion of the animal hospital which contains about 260 sq. ft. of floor area and replace it with a 1-story new addition containing about 640 sq. ft. of floor area which will provide about 200 sq. ft. for a permitted library and office; that the balance of the floor area will be used in the re-arrangement of the existing animal hospital space; that an out-patient animal clinic is a permitted use in the district and in view of the fact that there will be no increase in kennels, the proposed addition does

MINUTES OF MEETING

August 17, 1990

Cal. No. 252-90-A

not violate the provisions of the zoning ordinance 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 erection of a 1-story approximately 640 sq. ft. addition to the rear of a 3-story brick building containing an existing animal hospital on the 1st floor, on premises at 2665 N. Lincoln Avenue, upon condition that there shall be no increase in the number of animal kennels, as stated above, on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Clearing Men's Club
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL NO. 253-90-A
MAP NO. 16-M
MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 5752 W. 63rd Place

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Stanislaw Lew
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 254-90-A
MAP NO. 9-L
MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 5414 W. Melrose Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
September 21, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 608

APPLICANT: Bond Drug Company of Illinois
 APPEARANCES FOR: Mary Jo Campbell
 APPEARANCES AGAINST:

CAL. NO. 176-90-S
 MAP NO. 9-N
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 6818 W. Belmont Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Bond Drug Company of Illinois for Sterling Commons Partnership, owner, on April 18, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility for prescription pick-up in conjunction with an existing pharmacy, in a B4-1 Restricted Service District, on premises at 6818 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(6), §8-4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that on January 19, 1990, the City Council rezoned the subject site from B2-1 to B4-1 specifically for the proposed drive-through facility; that the applicant proposes to establish a drive-through facility to be called Walgreen's RxPress, for prescription pick-up in conjunction with an existing pharmacy at the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide customers the convenience of picking up previously filled and/or authorized prescriptions without leaving their automobiles; that the proposed use is particularly convenient to the elderly and handicapped and to parents of small children who cannot leave a small child unattended in an automobile but are reluctant to bring the child into the pharmacy; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: illuminated directional ingress and egress signs, ingress to the drive-through portion of the facility from N. Newcastle Avenue at the northwest corner of the subject site and egress from the drive-through portion of the facility from the southwest corner of the subject site onto W. Belmont Avenue; 2 foot high steel beam guard rails along the north lot line, hours of operation of the drive-through facility limited to the hours between 10 A.M. and 9 P.M., Mondays through Fridays and

MINUTES OF MEETING

August 17, 1990
Cal. No. 176-90-S

10 A.M. and 6 P.M., Saturdays and Sundays; that the proposed use is compatible with the existing business uses 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 approve the establishment of a drive-through facility for prescription pick-up in conjunction with an existing pharmacy, on premises at 6818 W. Belmont Avenue, upon condition that ingress to the drive-through portion of the facility shall be from N. Newcastle Avenue at the northwest corner of the subject site and egress from the drive-through portion of the facility from the southwest corner of the site onto W. Belmont Avenue; that lighted directional signs shall be erected at the established entrances and exists; that a "Right Turn Only: sign shall be erected at the W. Belmont Avenue exit; that there shall no ingress nor egress via the public alley abutting the site to the north; that a 2 foot high steel beam guard rail shall be erected on the north property line; that lighting shall be provided directed away from abutting residential property; that the driveways shall be constructed in accordance with applicable ordinances; that the hours of operation of the drive-through facility shall be limited to the hours between 10 A.M. and 9 P.M., Mondays through Fridays and 10 A.M. and 6 P.M., Saturdays and Sundays; 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: Archie and Mildred Prater
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 177-90-S
MAP NO. 1-L
MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 5304 W. Madison Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Cellular One-Chicago, a division of Southwestern Bell Mobile
 APPEARANCES FOR: Rolando R. Acosta
 APPEARANCES AGAINST:

CAL. NO. 191-90-S
 MAP NO. 8-H
 MINUTES OF MEETING
 August 17, 1990

PREMISES AFFECTED— 3215 S. Hamilton Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Cellular One-Chicago, a division of Southwestern Bell Mobile Systems, Inc., for State Bank of Countryside, Tr. #149, owner, on May 11, 1990, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the erection of a 75' tower with nine attached antennae and a 1-story 14' x 22' accessory equipment building for use by a cellular mobile telephone service business, in a C4 Motor Freight Terminal District, on premises at 3215 S. Hamilton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 1990, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-4, §9.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

WHEREAS, the district maps show that the premises is located in a C4 Motor Freight Terminal 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 C4 Motor Freight Terminal District; that the applicant proposes to erect a 75' tower with nine attached cellular antennae and a 1-story 14' x 22' accessory equipment building; that the proposed installation of the 75' tower and nine antennae is an integral component of a cellular mobile telephone network which will link the users of the system in the immediate vicinity to the subscribers in the area; that the proposed use is necessary for the public convenience at this location as a part of a growing communications network which will provide additional communication services for businesses and individuals in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will be operated under a license granted by the Federal Communications Commission and which will not interfere with other electronic reception in the surrounding area; that the proposed accessory equipment building will be equipped with a safety system to prevent fires; that the proposed installation will be surrounded by a chain link fence topped with barbed wire; that the proposed 75' tower will be of lattice construction and will not impair adequate light and air to adjacent

MINUTES OF MEETING

August 17, 1990

Cal. No. 291-90-S

properties; that the proposed use will be compatible with the existing improvements in this motor freight terminal district 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 a 75 foot tower with nine attached antennae and a 1-story 14' x 22' accessory equipment building for use by a cellular mobile telephone service business, on premises at 3215 S. Hamilton Avenue, upon condition that the antennae shall be operated in compliance with the regulations of the Federal Communications Commission; 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: Wilbur and Helen Rogers

CAL. NO. 193-90-A

MAP NO. 10-I

MINUTES OF MEETING
August 17, 1990

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 4537 S. Whipple Street

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

ACTION OF BOARD—

Case continued to
October 19, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: George W. Craven and Jane A. Gallery

CAL. NO. 93-90-A

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING

August 17, 1990

PREMISES AFFECTED— 2469 N. Geneva Terrace

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

ACTION OF BOARD—

Appeal denied pursuant to Article VI of the Board's Rules of Procedure which require that the appeal herein be finally acted upon within six months of the date upon which the application is filed with the Secretary.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

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

APPLICANT: George Sirack

CAL. NO. 106-90-S

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

August 17, 1990

PREMISES AFFECTED— 2047-49 W. Dickens Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 19, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Lively Stone M.B. Church

CAL. NO. 109-90-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING

August 17, 1990

PREMISES AFFECTED— 4911-13 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 21, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Clayton Root, et al.

CAL NO. 129-90-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 17, 1990

PREMISES AFFECTED— 2835-41 N. Lakewood Avenue and 2860-64 N. Lincoln Avenue

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

ACTION OF BOARD—

Appeal dismissed.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		
x		

MINUTES OF MEETING

August 17, 1990

Cal. No. 47-90-Z

Mr. John J. Pikarski, Jr., for David W. Neiman, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 3-story single-family residence with attached 1-story garage whose side yards will each be 1.5 feet instead of 2.5 feet each and whose rear yard will be 22 feet instead of 30 feet, on premises at 2127 N. Lakewood Avenue, which variations were granted by the Zoning Board of Appeals, on February 16, 1990 in Calendar No. 47-90-Z, under the condition that the 1-story passageway connection to the proposed garage shall be located in the south side yard.

Mr. Pikarski states that due to the intricate detail of the building's design and the difficulty of obtaining estimates for cost of construction, the applicant is not yet prepared to apply for a building permit.

Chairman Spingola moved that the request be granted and the time extended to February 16, 1991 in order to obtain necessary building permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 1990

Cal. No. 42-90-Z

Mr. Bernard I. Citron, for American National Bank as Trustee under Tr. #109084-08, owner, and Premier Ventures, Ltd, developer and applicant, presented a request for an extension of time in Resolution No. 42-90-Z, granted by the Zoning Board of Appeals on February 16, 1990, for the erection of a 3-story single-family residence with no front yard instead of 8.64 feet, with no north side yard and whose south side yard will be 3 feet instead of 5 feet each and whose rear yard will be 15 feet instead of 30 feet, on premises at 1749-51 N. Cleveland Avenue.

Mr. Citron states that at the time of his appearance before the Board on behalf of Premier Ventures, Ltd., it had a contract for the sale of the property and the construction of the aforesaid single-family residence but that shortly thereafter the proposed purchaser decided not to proceed with the purchase and construction of the residence. Mr. Citron further states that Premier Ventures, Ltd. has been actively marketing the property but that without a contract, financing is not obtainable for the project at this time. Therefore, on behalf on the owners of the subject property, he requests that the Board grant an extension of the order granting the requested variations.

Chairman Spingola moved that the request be granted and the time of the order granting the aforesaid variations be extend to February 16, 1991, upon condition that the applicant builds the same residence approved by the Board in said resolution. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 17, 1990

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on August 31, 1990.

Marian Rest

Secretary