

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, July 19, 1991

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
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

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Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 28, 1991 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Alakiotou, Fornelli, and Moore. Nays- None. Absent- Martin (first two cases only).

* * * * *

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

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

APPLICANT: Anthony Ruh
 APPEARANCES FOR: Anthony Ruh
 APPEARANCES AGAINST:

CAL. NO. 148-91-Z
 MAP NO. 15-K
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED-- * 5841 N. Rogers 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, Anthony Ruh, owner, on May 28, 1991, 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 single-family dwelling on a triangularly shaped lot, whose east side yard will be 1 foot instead of 4 feet, on premises at 5841 N. Rogers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1991, 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, §7.8-2, §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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 subject site is located in an R2 Single-Family Residence District; that the applicant proposes to erect a 2-story single-family residence on the subject 24,131 sq. ft. triangularly shaped lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the east side yard variation requested is necessary in order to erect a single-family dwelling with adequate living space on this unusually long triangularly shaped lot; that the plight of the owner is due to shape of the subject lot; that the subject site abuts railroad tracks to the east; that the proposed single-family dwelling will not impair an adequate supply of light and air to nearby residential 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 2-story single-family dwelling on a triangularly shaped lot, whose east side yard will be 1 foot instead of 4 feet, on premises at 5841 N. Rogers Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

*Address changed to agree with
 Map Department records.

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

APPLICANT: Loree Sandler & Robert Michelson
 APPEARANCES FOR: Robert Michelson, Michael Swietlik
 APPEARANCES AGAINST:

CAL. NO. 149-91-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 3734 N. Lakewood 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, Loree Sandler & Robert Michelson, by Michael Swietlik, for Loree Sandler and Robert Michelson, owners, on May 23, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the enclosure of a 2-story porch at the rear of a 2-story brick single-family dwelling, which enclosure will result in a 4.7% (210 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 3734 N. Lakewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 1991, 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, §7.6-4, §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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 30' x 128.85' lot improved with a 2-story 2-dwelling unit building being deconverted and renovated to a 2-story single-family residence; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of :6.4-2(1)"; that the applicants propose to enclose a 2-story porch at the rear of the existing building which will result in a 4.7% or 210 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed enclosure of the 2-story porch at the rear of the building is necessary to meet the needs of the applicants; that the plight of the owners is due to

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unique circumstances in that the applicants desire an enclosed rear porch for protection from inclement weather and for one-hour fire separation protection; that the proposed enclosed rear porch will follow existing building lines and will be compatible with existing improvements in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the enclosure of a 2-story porch at the rear of a 2-story brick single-family dwelling, which enclosure will result in a 4.7% (210 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 3734 N. Lakewood 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: Thomas Neumeyer
 APPEARANCES FOR: Thomas Neumeyer
 APPEARANCES AGAINST:

CAL NO. 150-91-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED-- 3534 N. Wolcott 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
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Thomas Neumeyer, owner, on May 13, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an 11' x 20' accessory parking garage at the rear of a 2-story brick dwelling on a reversed corner lot, whose south side yard will be 10.37 feet instead of 13.24 feet, on premises at 3534 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1991, 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, §5.6-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 a 31' x 77' reversed corner lot improved with a 2-story brick dwelling; that the proposed 11' x 20' accessory parking garage is presently partially erected; that the construction of the garage was started by the contractor without the necessary building permit; 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 accessory parking garage is necessary to meet the parking needs of the applicant; that the plight of the owner is due to unique circumstances in that the subject site is a reversed corner lot with no alley access which necessitates the location of the parking garage in the south side yard to allow driveway access onto W. Eddy Street; that the proposed accessory parking garage is compatible with other improvements in the area, specifically the property located directed across W. Eddy Street which has a similarly situated accessory garage 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 the variation be and it hereby is granted to permit the erection of an 11' x 20' accessory parking garage at the rear of a 2-story brick dwelling on a reversed corner lot, whose south side yard will be 10.37 feet instead of 13.24 feet, on premises at 3534 N. Wolcott 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 800

APPLICANT: Richard & Maureen Rozak
 APPEARANCES FOR: Richard & Maureen Rozak
 APPEARANCES AGAINST:

CAL. NO. 151-91-Z
 MAP NO. 9-M
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 6057 W. Berenice 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, Richard & Maureen Rozak, owners, on May 14, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a full 2nd story addition to a 1-story brick single-family dwelling, whose west side yard will be 3 feet and whose east side yard will be 4 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 6057 W. Berenice Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1991, 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), §11.7-4(1), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 remove the existing roof and walls and erect a new full second story addition; 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 2nd story addition is necessary to meet the needs of the applicants and family; that the plight of the owners is due to the need to provide additional bedroom space for the applicants' family; that the proposed second floor addition will follow existing building lines and will not impair an adequate supply of light and air to adjacent properties; that no one appeared in opposition to the applicants' proposal; that the proposed second floor addition will be compatible with existing improvements in the block, many of which have 2nd story dormer additions, 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 full 2nd story addition to a 1-story brick single-family dwelling, whose west side yard will be 3 feet and whose east side yard will be 4 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 6057 W. Berenice 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: Andrzej & Alicja Godawski

CAL NO. 152-91-Z

APPEARANCES FOR:

MAP NO. 9-N

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3931 N. Nottingham Avenue

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

ACTION OF BOARD—

Case continued to
September 20, 1991.

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: Armando Chavez
 APPEARANCES FOR: Armando Chavez
 APPEARANCES AGAINST:

CAL. NO. 153-91-Z
 MAP NO. 11-H
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 2220 W. Giddings 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, Armando Chavez, owner, on May 7, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 10' x 23.8' addition to the rear of a 2-story brick 2-dwelling unit building, which addition will result in an 8.5% (238 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 2220 W. Giddings Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 1991, 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, §7.6-3, §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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick 2-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant resides in the 1st floor dwelling unit and rents out the 2nd floor dwelling unit; that the applicant proposes to erect a 1-story addition to provide bedroom and closet space totalling 238 sq. ft. which exceeds by 8.5% the total 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 1-story addition is necessary to meet additional space needs of the applicant who resides in the 1st floor dwelling unit; that the plight of the owner is due to the need to retain the 2nd floor dwelling unit for rental income

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and the necessity of providing additional living space for him and his family's use; that no one appeared in opposition to the applicant's proposal; that the proposed addition will be compatible with existing improvements in the block and will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 10' x 23.8' addition to the rear of a 2-story brick 2-dwelling unit building, which addition will result in an 8.5% (238 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 2220 W. Giddings 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: Gary D. Timmerman & Arthur Alvarez
 APPEARANCES FOR: Gary D. Timmerman
 APPEARANCES AGAINST:

CAL. NO. 154-91-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 1335 W. Fletcher 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
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Gary D. Timmerman and Arthur Alvarez, owners, on May 21, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the construction of an attic dormer and the raising of the rear portion of the roof of a 3½-story 3-dwelling unit building, whose west side yard will be 1 foot instead of 7.4 feet and which expansion will result in a 14.6% (519 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 1335 W. Fletcher Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1991, 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, §7.6-3, §7.8-3, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 subject site is improved with a 3-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant Gary D. Timmerman resides in the top floor dwelling unit and is seeking to construct an attic dormer on the west side of the existing residential building and to raise the rear portion of the roof to equal the front height of the existing attic which will result in a 14.6% or 519 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in

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this district in that the variations requested are necessary to provide additional living space for Applicant Timmerman in his top floor dwelling unit; that the plight of the owners is due to unique circumstances in that the original construction of the building allowed for only a 1 foot west side yard and that the roof height of the rear portion of the attic has a low head room differing from the front half of the attic necessitating the dormer and raised roof; that no one appeared in opposition to the applicants' proposal; that the variations, if granted, will not alter the essential character of the locality in that the proposed attic dormer and raised roof will be compatible with existing improvements in the area and will not impair an adequate supply of light and air to abutting property; 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 construction of an attic dormer and the raising of the rear portion of the roof of a 3½-story 3-dwelling unit building, whose west side yard will be 1 foot instead of 7.4 feet and which expansion will result in a 14.6% (519 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 1335 W. Fletcher Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert & Karen Fix
 APPEARANCES FOR: Joseph P. Gattuso
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2600 N. Magnolia Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL NO. 155-91-Z
 MAP NO. 7-G
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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 & Karen Fix, owners, on May 23, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2½-story 519 sq. ft. addition with attached open deck to the rear of a 2½-story frame single-family residence on the front of the lot and the erection of a dormer addition to the 1-story portion of a detached 1 and 2-story frame non-conforming building on the rear of the lot to be converted to garage parking, greenhouse and storage, with the front building having no south side yard instead of 5 feet, the rear building having no side yards instead of 5 feet each and no rear yard instead of 30 feet and which will exceed the 15 feet height limitation, all of which will exceed by 15% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2600 N. Magnolia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 1991, 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, §7.6-3, §7.8-3(1), §11.7-4(1), §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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 a 30' x 124.4' lot improved with a 2½-story frame single-family residence on the front of the lot and a detached 1 and 2-story frame non-conforming commercial building on the rear of the lot which both of which predate the zoning ordinance; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicants propose to erect a 2½-story addition to the rear of the existing 2½-story single-family residence which amounts to approximately

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519 sq. ft. to allow the expansion of existing kitchen, bedroom and study spaces to which will be added an open stairway and a deck, and to convert the existing non-conforming building on the rear of the lot into a conforming accessory building containing parking for 3 automobiles, a greenhouse and storage; that the height of the rear building will exceed the 15 feet height limitation by 1½ feet; that the applicants also seek to add a dormer to a portion of the 1-story portion of the rear building for additional storage space, which dormer height will match the roof line of that of the 2-story portion of the building; that the total additions proposed will exceed by 15% the total 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 variations are necessary to meet the needs of the applicants for additional living and storage space and to reclaim the use of the existing non-conforming building on the rear of the lot which is presently not usable; that the plight of the owners is due to unique circumstances in that the single-family residence on the front of the lot and the non-conforming rear building predate the zoning ordinance which necessitates the requested variations and that the single-family residence does not have a basement which necessitates the applicant's need for storage space; that the proposed variations, if granted, will not alter the essential character of the locality in that the proposed additions will be compatible with existing improvements in the neighborhood, few of which comply with the yard requirements or floor area ratio requirements of the zoning ordinance; 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 2½-story 519 sq. ft. addition with attached open deck to the rear of a 2½-story frame single-family residence on the front of the lot and the erection of a dormer addition to the 1-story portion of a detached 1 and 2-story frame non-conforming building on the rear of the lot to be converted to garage parking, greenhouse and storage, with the front building having no south side yard instead of 5 feet, the rear building having no side yards instead of 5 feet each and no rear yard instead of 30 feet and which will exceed the 15 feet height limitation, and all of which will exceed by 15% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2600 N. Magnolia Avenue, upon condition that an area for trash receptacles shall be provided in the rear 10 feet of the subject property; 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: Universal Savings & Loan Association
 APPEARANCES FOR: Sherwin Winer
 APPEARANCES AGAINST:

CAL NO. 156-91-S
 MAP NO. 4-G
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 1800 S. Halsted 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, Universal Savings & Loan Association, owner, on May 7, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a new savings and loan building to be erected at the site, in a B4-2 Restricted Service District, on premises at 1800 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1991, 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, §8.4-4(5), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on May 17, 1991, the Board approved a special use application by the applicant 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 R4 General Residence, on premises at 813-23 W. 18th Street, across an alley, to serve the applicant savings and loan located at 1800 S. Halsted Street, in Calendar No. 103-91-S; that the applicant savings and loan has been located at the subject site for the past 40 years and plans to construct a new building to replace its existing building which can no longer serve the needs of the community; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: lighted directional ingress and egress signs, signs indicating direction of exiting from the drive-through facility, prohibited use of the public alley running east/west to exiting automobiles, ingress to the drive-through facility from the alley on W. 18th Street, egress from the drive-through facility via the applicant's off-site parking lot at 813-23 W. 18th Street onto W. 18th Street, signs indicating no ingress

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to the drive-through facility through the applicant's off-site parking lot; that the said use is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a new savings and loan building to be erected at the site, on premises at 1800 S. Halsted Street, upon condition that lighted directional ingress and egress signs shall be provided; that the signs shall provide that vehicles exiting the drive-through shall proceed through the applicant's off-site parking lot across the alley and exit via 18th Street and that use of the east/west public alley abutting the south end of the parking lot is prohibited; that signs shall be provided indicating no ingress to the drive-through facility through the applicant's off-street parking lot; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Burger King Corporation
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST: Richard Marsh et al
 PREMISES AFFECTED— 1401-11 W. Fullerton Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 157-91-S
 MAP NO. 5-G
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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, Burger King Corporation, for George J. Cotsirilos, owner, on May 17, 1991, 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 as part of the renovation of an existing restaurant, in a B4-2 Restricted Service District, on premises at 1401-11 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 1991, 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, §8.4-4(5), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that in conjunction with a total remodeling of the existing Burger King Restaurant at the subject site, the applicant proposes to establish a drive-through facility at the site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service necessary in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said drive-through facility with provision of the following: lighted directional ingress and egress signs, ingress to the drive-through portion of the facility from W. Fullerton Avenue from the northwest corner of the site and egress from the drive-through portion of the facility from the southeast corner of the site onto N. Southport Avenue; erection of a solid wood fence on the south lot line to screen the facility from abutting residential property, and that the parking area shall be improved and maintained under the conditions hereinafter set forth; that the proposed use will be compatible with the existing business 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 approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility as part of the renovation of an existing restaurant, on premises at 1401-11 W. Fullerton Avenue, upon condition that lighted directional ingress and egress signs shall be provided at the established entrance and exit; that a "Stop - Do Not Enter" sign shall be erected at the exit on N. Southport Avenue; that ingress to the drive-through portion of the facility shall be from W. Fullerton Avenue from the northwest corner of the site and egress from the drive-through portion of the facility shall be from the southeast corner of the site onto N. Southport Avenue; that a "Right Turn Only" sign shall be erected at the N. Southport Avenue exit; that a 6 foot high solid board on board wood fence shall be provided on the south lot line to screen the facility from abutting residential property; that the parking area 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 lighting and striping shall be provided; that there shall be no ingress nor egress form the parking area via the alley abutting the site to the south; that an enclosed area for trash shall be provided at the southwest corner of the parking area; that landscaping shall be provided in accordance with the new City of Chicago Landscape Ordinance; 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 parking area continuously in conformance with the conditions and standards hereby established under this order.

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

APPLICANT: Enterprise Development, Inc.
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 937-45 W. Wolfram Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 158-91-S
 MAP NO. 7-G
 MINUTES OF MEETING
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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, Enterprise Development, Inc. for Enterprise Development, Inc. and the Chicago Transit Authority, owners, on May 13, 1991, 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, partly in an R5 General Residence District and partly in a B4-2 Restricted Service District, on premises at 937-45 W. Wolfram Street, to fulfill the parking requirements for proposed retail uses and 48-dwelling units in an existing 1 and 4-story and proposed 5th story building located at 2815 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1991, 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, §7.7-5, §7.8-5, §7.9-5, §8.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

WHEREAS, the district maps show that the premises is located partly in an R5 General Residence District and partly in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located partly in an R5 General Residence District and partly in a B4-2 Restricted Service District; that on October 19, 1990 the Board approved the applicant's special use application for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, at the subject site, to fulfill the parking requirement for proposed retail and office uses in an existing 1 and 4-story and proposed 5th story building located at 2815 N. Sheffield Avenue in Calendar No. 268-90-S; that the testimony in the previous case is hereby make part of the record in this case; that the applicant is proposing in this special use application to renovate the existing part 4-story and part 1-story building at the subject site; that the 1-story portion of the building is to be converted to off-street parking for 15 spaces and for office use; that the 4-story portion is to be renovated and increased by 1-story and used for office and retail uses on the ground floor and 48-dwelling units on the upper floors; that the applicant proposes

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to establish 37 parking spaces at the subject site, across the alley from the use served, of which 23 parking spaces are required for the renovation; that the proposed use is necessary for the public convenience at the subject site to fulfill the parking requirement for the proposed dwelling units and retail and office uses in the renovated 4-story and proposed 5th story building located at 2815 N. Sheffield Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the east portion of the subject site has been used for off-street parking for many years and that with landscaping provided, the continued use of the subject site for parking 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 937-45 W. Wolfram Street, to fulfill the parking requirements for proposed office and retail uses and 48 dwelling units in an existing 1 and 4-story and proposed 5th story building located at 2815 N. Sheffield Avenue; upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 6 feet high ornamental iron fence shall be erected near the north lot line, a 7 feet high solid wood fence on the east lot line, and a 7 feet high chain-link fence on the south and west lot lines, excepting the entryways; that a strip of densely planted hedges shall be provided on the north property line outside the aforesaid ornamental iron fence; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be via the north/south alley abutting the site to the west; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

APPLICANT: Enterprise Development, Inc.
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 159-91-Z
 MAP NO. 7-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 937-45 W. Wolfram 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
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Enterprise Development, Inc., for Enterprise Development, Inc., and the Chicago Transit Authority, owners, on May 13, 1991, filed an application for a variation of the zoning ordinance to permit, partly in an R5 General Residence District and partly in a B4-2 Restricted Service District, the establishment of an automobile parking lot with parking in the required front and east side yards and which will be open and illuminated between the hours of 10 P.M. and 7 A.M., on premises at 937-45 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1991, 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, §7.8-5, §7.9-5, §8.11-2, §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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

WHEREAS, the district maps show that the premises is located partly in an R5 General Residence District and partly in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located partly in an R5 General Residence District and partly in a B4-2 Restricted Service District; that on October 19, 1990, the Board granted the applicant's application for a variation of the zoning ordinance to permit, under certain conditions, the establishment of an automobile parking lot with parking in the required front and east side yards, at the subject site, in Calendar No. 269-90-Z; that the testimony presented in Calendar No. 269-90-Z is hereby made part of the record in this case; that on July 19, 1991, the Board approved the application's special use application for the approval of the location and the establishment of an off-site parking lot for the parking of private passenger automobiles at the subject site to fulfill the parking requirements for proposed office and retail uses and 48-dwelling units in an existing 1 and 4-story and proposed 5th story building located at 2815 N. Sheffield Avenue, in Calendar No. 158-91-S; that the property in question not 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 east side yard variations requested are necessary to fully utilize the site for public parking; that the

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requested variation in the hours of operation of the proposed parking lot is necessary to allow the tenants of the building at 2815 N. Sheffield Avenue 24-hour use of the parking lot; that the plight of the owner is due to unique circumstances in that of the two zoning districts in which the subject site is located the more restrictive R5 General Residence zoning applies to the site, which district requires front and side yard setbacks; that with provision for landscaping on the W. Wolfram frontage and solid fencing on the east lot line, 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 establishment of an automobile parking lot with parking in the required front and east side yards and which will be open and illuminated between the hours of 10 P.M. and 7 A.M., on premises at 937-45 W. Wolfram Street, upon condition that a strip of densely planted hedges shall be provided on the north property line of the site and a 7 feet high solid wood fence shall be erected on the east lot line; 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: Oakdale Covenant Church
 APPEARANCES FOR: Anne L. Fredd
 APPEARANCES AGAINST:

CAL. NO. 160-91-Z
 MAP NO. 22-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 9440 S. Vincennes 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, Oakdale Covenant Church, owner, on May 30, 1991, 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 72' x 123.33' school addition to the south side of an existing church building, whose front yard will be 3 feet instead of 20 feet and whose total floor area ratio will be approximately 0.58 instead of 0.50, on premises at 9440 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 1991, 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, §7.7-2, §11.7-4(1), (7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 48,691 sq. ft. irregularly shaped lot improved with a 2-story church building; that the applicant proposes to erect a 2-story 72' x 123.33' school addition to the south side of the existing church building which will result in a total floor area ratio of approximately 0.58 instead of 0.50; 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 variations requested are necessary to erect a structure of sufficient size to provide the educational facilities as proposed; that the plight of the owner is due to the configuration of the existing church building on this irregularly shaped lot; that the proposed school addition with adequate off-street parking at 9450-58 S. Vincennes Avenue as provided for in Calendar No. 161-91-S, will be compatible with existing improvements in the area and will not alter the essential character of the locality; it is there-

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Calendar No. 160-91-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 72' x 123.33' school addition to the south side of an existing church building, whose front yard will be 3 feet instead of 20 feet and whose total floor area ratio will be approximately 0.58 instead of 0.50, on premises at 9440 S. Vincennes Avenue, upon condition that off-street parking shall be provided at 9450-58 S. Vincennes Avenue as provided in Calendar No. 161-91-S; 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: Oakdale Covenant Church
 APPEARANCES FOR: Anne L. Fredd
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 9450-58 S. Vincennes Avenue
 SUBJECT— Application for the approval of a special use.

CAL NO. 161-91-S
 MAP NO. 22-G
 MINUTES OF MEETING
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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, Oakdale Covenant Church, owner, on May 30, 1991, 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 R2 Single-Family Residence District, on premises at 9450-58 S. Vincennes Avenue, to fulfill the parking requirement for a church and proposed school addition at 9440 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 1991, 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, §7.4-1(6), §7.12-1, §11.7-4(1), §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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 14,818 sq. ft. irregularly shaped lot located north across an alley from the applicant church; that the applicant proposes to establish an off-site accessory parking lot for the parking of private passenger automobiles at the subject site; that on July 19, 1991, the Board approved the applicant's application for a variation of the zoning ordinance to permit the erection of a 2-story 72' x 123.33' school addition to the south side of an existing church building at 9440 W. Vincennes Avenue, whose front yard will be 3 feet instead of 20 feet and whose total floor area ratio will be approximately 0.58 instead of 0.50, in Calendar No. 161-91-Z; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirement for a church and proposed school addition at 9440 S. Vincennes Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located directly north across an alley from the applicant church and that with solid wood fencing along its west lot

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line, it 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 9450-58 S. Vincennes Avenue, to fulfill the parking requirement for a church a proposed school addition at 9440 S. Vincennes Avenue, upon condition that no use of the lot 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 steel beam guard rails 2 feet high shall be provided on the north, east and south lot lines, excepting the driveway; that a 6 foot high solid wood fence shall be provided on the west lot line to screen the parking lot from abutting residential property; that the lot shall be 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. 94th Street; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be locked at all times when not in used by the applicant; that landscaping shall be provided in accordance with the new Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and under §5.8-5 of the zoning ordinance.

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

APPLICANT: Fellowship M.B. Church, by Rev. Clay Evans
 APPEARANCES FOR: Rodney C. Howard
 APPEARANCES AGAINST: Molanita Perry, et al.
 PREMISES AFFECTED— 4543 S. Princeton Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 162-91-Z
 MAP NO. 10-F
 MINUTES OF MEETING
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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, Fellowship M.B. Church, by Rev. Clay Evans, owner, on May 17, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 3-story school addition and chapel expansion to the north side of an existing church building on an L-shaped lot, whose north front yard will be 5 feet instead of 24 feet, whose east and west side yards adjacent to the addition will each be 6 feet instead of 12 feet each, and with no unobstructed open strip instead of 41 feet, on premises at 4543 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1991, 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, §7.7-1, §7.8-3(4), §7.9-3, §7.9 (a)(b)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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 a 50,414 sq. ft. L-shaped lot improved with a 1 and 2-story brick church building that the applicant proposes to erect a 3-story school addition and chapel expansion to the north side of the existing church building; that the public alley to the east of the existing church building, between W. 45th Place and W. 46th Street, has been vacated; that the applicant has purchased the property from the alley through 243 W. 45th Place and the vacant lots at 237-239 W. 45th Place; that the said lots at 237-239 will be used as part of the applicant's on-site parking area; 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 by the applicant are necessary to expand the existing church building without significant structural changes and to accommodate

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Cal. No. 162-91-Z

the proposed church school in the most functional and efficient way possible; that the plight of the owner is due to unique circumstances in that any alternative configuration for the proposed school addition and chapel expansion would create significant design, construction and economic hardships in order to comply with the yard requirements of the zoning ordinance; that the proposed school addition and chapel expansion to an existing church building at the subject site will be compatible with the existing residential improvements in the neighborhood and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story school addition and chapel expansion to the north side of an existing church building on an L-shape lot, whose north front yard will be 5 feet instead of 24 feet, whose east and west side yards adjacent to the addition will each be 6 feet instead of 12 feet each, and with no unobstructed open strip instead of 41 feet, on premises at 4543 S. Princeton Avenue, upon condition that the on-site parking areas shall be improved with a compacted macadam base, not less than 4 inches high and surfaced with asphaltic concrete or some comparable all-weather dustless material; that a solid wood fence 6 feet high shall be erected on the east and west lot lines of the parking area located at 239-237 W. 45th Place to screen that parking area from abutting residential properties; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from driveways located on W. 45th Place and W. 46th Street; that the driveway on W. 45th Place 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 the parking areas continuously in conformance with the provisions and standards hereby established under this order.

APPLICANT: Fellowship M.B. Church, by Rev. Clay Evans
 APPEARANCES FOR: Rodney C. Howard
 APPEARANCES AGAINST: Molanita Perry, et al.
 PREMISES AFFECTED— 4512-20 S. Portland Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 163-91-S
 MAP NO. 10-F
 MINUTES OF MEETING
 July 19, 1991

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, Fellowship M.B. Church, by Rev. Clay Evans, owner, on May 17, 1991, 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 B2-1 Restricted Retail District, on premises at 4512-20 S. Portland Avenue, to fulfill the parking requirement for a church and proposed school addition at 4543 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 1991, 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 July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is a 67' x 111' vacant lot located directly across W. 45th Place from the applicant church; that on July 19, 1991 the Board approved the applicant's application for a variation to permit the erection of a 3-story school addition and chapel expansion to the north side of the existing church building on an L-shape lot, whose north front yard will be 5 feet instead of 24 feet, whose east and west side yards adjacent to the addition will each be 6 feet instead of 12 feet each, and with no unobstructed open strip instead of 41 feet, on premises at 4543 S. Princeton Avenue, in Calendar No. 162-91-Z; that the establishment of the proposed off-site accessory parking lot at the subject site is necessary for the public convenience at this location to fulfill the parking requirement for the church and proposed school addition at 4543 S. Princeton 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 created under the conditions hereinafter set forth; and that the proposed parking lot located directly across W. 45th Place from the applicant church will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the

MINUTES OF MEETING

July 19, 1991

Cal. No. 163-91-S

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 4512-20 S. Portland Avenue to fulfill the parking requirement for a church and proposed school addition at 4543 S. Princeton Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall be 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 the lot shall be enclosed, excepting the driveways and the north lot line, with a steel beam guard rail approximately 2 feet high; that a solid wood fence shall be provided on the north lot line to screen the parking lot from abutting residential property; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that lighting and striping shall be provided; that ingress and egress shall be via S. Portland Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that landscaping shall be provided in accordance with the new City of Chicago Landscape Ordinance; 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 application to improve and maintain the parking lot continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: Ameritech Mobile Communications, Inc.
 APPEARANCES FOR: Richard Connor Riley
 APPEARANCES AGAINST:

CAL. NO. 164-91-S
 MAP NO. 2-E
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 720 S. Michigan 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, Ameritech Mobile Communications, Inc., for LaSalle National Bank, Trust No. 108600, owner, on May 8, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of cellular mobile telephone switching equipment and 9 antennae on the roof of the Hilton building, in a B6-7 Restricted Central Business District, on premises at 720 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1991, 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, §8.3-6, §8.4-6(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

WHEREAS, the district maps show that the premises is located in a B6-7 Restricted 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 B6-7 Restricted Central Business District; that the subject site is improved with the Chicago Hilton Hotel building; that the applicant proposes to located electronic cellular telephone switching equipment within existing penthouse space and 9 antennae on the roof of the Hilton Hotel building; that the applicant provides cellular mobile telephone service to the greater Chicago Metropolitan area; that cellular telephone systems are laid out in a grid pattern and the spacing and location of the component cells is critical for successful operation of the system; that the proposed use is necessary for the public convenience at this location to meet the public demand for mobile communication systems in the area; that the public health, safety and welfare will be adequately protected in the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed telephone switching equipment and antennae will not interfere with other public transmissions or other electrical systems in the neighborhood; that the proposed switching equipment and antennae is self-monitored; that the 9 feet high antennae and switching equipment will be compatible with existing improvements on the roof of the subject site building and will not cause substantial injury to the

MINUTES OF MEETING

July 19, 1991

Cal. No. 164-91-S

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 installation of cellular mobile telephone switching equipment and 9 antennae on the roof of the Hilton building, on premises at 720 S. Michigan Avenue, upon condition that the switching equipment and antennae shall be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions; that the proposed switching equipment and antennae and the use thereof 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: Juicy Fruit Enterprises, Inc.

CAL NO. 165-91-S

APPEARANCES FOR:

MAP NO. 4-E

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED— 1400 S. Michigan Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 18, 1991.

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 808

APPLICANT: Uk Jung Chang

CAL. NO. 166-91-S

APPEARANCES FOR:

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1991

PREMISES AFFECTED— 4142 W. Lawrence Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 16, 1991.

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 808

APPLICANT: Willie Price
 APPEARANCES FOR: Willie Price
 APPEARANCES AGAINST:

CAL. NO. 167-91-A
 MAP NO. 18-C
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 2249 E. 71st 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

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, Willie Price, for Galenos Management Corp., owner, on May 22, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second-hand store in a 2-story brick multi-store building, in a B3-3 General Retail District, on premises at 2249 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 15, 1991, 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, §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 July 19, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the appellant has occupied the subject store for one year; that the appellant sells second-hand merchandise, most of which is used television sets; that the premises was previously occupied by a second-hand store; 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 a second-hand store in a 2-story brick multi-store building, on premises at 2249 E. 71st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Richard F. Prucnal
 APPEARANCES FOR: Richard F. Prucnal
 APPEARANCES AGAINST:

CAL. NO. 168-91-A
 MAP NO. 13-N
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 5448 and 5450 N. Nashville Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Richard F. Prucnal, for Alesksandra Prucnal, owner, on May 17, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of a 60' x 123.78' zoning lot formerly improved with one residence into two 30' x 123.78' zoning lots of record for the purpose of erecting a single-family structure on each lot, in an R2 Single-Family Residence District, on premises at 5448 and 5450 N. Nashville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1991, 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, §7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991; 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 vacant 60' x 123.78' parcel comprising two 30' x 123.78' lots of record; that the site was originally improved with one single-family dwelling which was razed in the spring of 1991; that by definition the site was an improved zoning lot since the adoption of the 1957 comprehensive zoning amendment; that the appellant now seeks to revert the subject zoning lot back to two individual lots of record for the purpose of erecting a single-family dwelling on each; that in the Ganley vs. City of Chicago Appellate Court Decision it was ruled that improved lots, which are in conformity with the zoning regulations, do not revert to their original status when the improvement is removed and that any subsequent improvement must comply with the minimum lot area requirement of Section 7.5-2 of the zoning ordinance; that under Section 7.5-2 of the zoning ordinance there shall be provided, in an R2 Single-Family Residence District, not less than 5,000 sq. ft. of lot area per dwelling unit, except that in cases where the predominant number of lots of record on the effective date of this comprehensive amendment, fronting on the same side of the street between the two nearest intersecting streets, have a lot area less than that prescribed by the regulation of this district, then, and in that event, the lot area requirement shall be that of existing lot areas in the area previously

MINUTES OF MEETING

July 19, 1991

Cal. No. 168-91-A

described, but in no event shall the lot area requirement be less than 3,750 sq. ft.; that even if the subject site falls within the exception allowed under said Section, the minimum lot area requirement would be 3,750 sq. ft. per lot; that under Section 7.5-2 of the zoning ordinance the Board has no authority to permit the division of the existing 60' x 123.78' lot into two lots of record containing only 3,713 sq. ft. each; 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 808

APPLICANT: Nessa O'Halloran
PEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 169-91-A
MAP NO. 13-L
MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED-- 5321 and 5323 W. Foster Avenue

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

ACTION OF BOARD--

Appeal dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
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: Anthony Lemperis
 APPEARANCES FOR: Joseph A. Semerling, Anthony Lemperis
 APPEARANCES AGAINST:

CAL NO. 170-91-S
 MAP NO. 9-H
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 3754-56 N. Wolcott 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, Anthony Lemperis, for American National Bank, Tr. #67803-08, owner, on May 14, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-service laundrette in a proposed 1-story 48' x 60' building, in a B2-1 Restricted Retail District, on premises at 3754-56 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1991, 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, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is a 50' x 125' lot improved with a 1-story brick commercial building and on-site parking area; that the applicant has operated a self-service laundrette in the neighborhood for the past twenty years and is seeking to relocate his business to the subject site location; that the applicant proposes to demolish the existing 1-story building and erect a new 1-story brick structure with off-street parking at the rear for 10 automobiles; that the proposed use is necessary for the public convenience at this location to continue to provide a necessary service to the residents in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed laundrette which will be managed by the applicant/owner and which will provide adequate off-street parking; that the proposed use is compatible with the existing business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

July 19, 1991

Cal. No. 170-91-S

the Zoning Administrator is authorized to permit the establishment of a self-service laundrette in a proposed 1-story 48' x 60' building, on premises at 3754-56 N. Wolcott Avenue, upon condition that the proposed laundrette shall be monitored during all hours of operation by the applicant or other employees; that the parking area for 10 automobiles located at the rear of the proposed building 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 parking area shall be enclosed with a 6 feet high board on board wood fence on the south lot line and 2 feet high steel beam guard rails on the west and north lot lines, excepting the driveway; that lighting shall be provided; that striping shall be provided; that a 3 feet strip of land on the west lot line and the northwest corner of the site shall be planted with 3 feet high hedging in conformance with the provisions of the new City of Chicago Landscape Ordinance; that ingress and egress shall be via W. Grace Street; that the driveway shall be constructed in compliance with applicable ordinances; that the alley abutting the site to the west shall not be used for ingress nor for egress; that a trash receptacle area shall be established at the rear of the laundrette building; 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 parking area in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: David Jemilo
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST: E. Lawrence Hickey, Diane Dorwart

CAL. NO. 171-91-S
 MAP NO. 7-G
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 2624 N. Lincoln 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
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, David Jemilo, owner, on May 13, 1991, filed an application for a special use under the zoning ordinance for the approval of the expansion of an existing tavern on the 1st floor into the 2nd floor in a 3-story brick building, in a B4-3 Restricted Service District, on premises at 2624 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1991, 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, §8.3-5, §8.4-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is improved with a 3-story brick building erected in 1891; that the applicant has operated the existing tavern on the first floor of the subject building for the past 8 years; that the applicant proposes to expand the existing tavern on the first floor by removing two second floor dwelling units and creating a second floor mezzanine which will look down over the first floor tavern area; that the proposed expansion of the existing tavern is necessary for the public convenience at this location to provide additional lavatories and circulation space; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed tavern expansion which will be constructed in accordance with all applicable building code regulations and which will be operated under the conditions hereinafter set forth; that the proposed expansion of the existing tavern at the subject site will be an improvement of a building in need of repair and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

July 19, 1991

Cal. No. 171-91-S

the Zoning Administrator is authorized to permit the expansion of an existing tavern on the 1st floor into the 2nd floor in a 3-story brick building, on premises at 2624 N. Lincoln Avenue, upon condition that the expanded 2nd floor tavern area shall be constructed in compliance with all applicable building code regulations; that an enclosed area at the rear of the building shall be provided for two dumpsters, one for bottles and one for all other trash, equipped with a lock and chain so that they do not become an attractive nuisance; that the building's third floor ceiling shall be soundproofed; that the windows facing south shall be soundproofed; that exterior renovation shall be done as part of the overall renovation plans of the area; 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: Christopher T. Rojecki
 APPEARANCES FOR: Robert M. Podlasek
 APPEARANCES AGAINST:

CAL. NO. 172-91-S
 MAP NO. 11-L
 MINUTES OF MEETING
 July 19, 1991

PREMISES AFFECTED— 4307 N. Milwaukee 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, Christopher T. Rojecki, for Richard Rubin, owner, on May 19, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 2-story brick building, in a B4-1 Restricted Service District, on premises at 4307 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 1991, 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, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 1991 after due notice thereof by publication in the Chicago Tribune on July 1, 1991; 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-story brick building with a tavern on the first floor and dwelling unit on the second floor; that a tavern has been in existence at the subject site for many years; that the applicant, who previously owned and operated the subject tavern, sold the business to a new owner who shortly afterwards, defaulted on his payments to the applicant; that subsequently, the liquor license lapsed due to legal complications; that the applicant seeks to re-establish the tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the re-establishment of the tavern merely restores the former use; that the public health, safety and welfare will be adequately protected; and that the re-establishment of a tavern in the building on the subject site will be compatible with the existing uses in the block and will not cause substantial injury to the value of other property in the neighborhood in which it is located; 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 re-establishment of a tavern in a 2-story brick building, on premises at 4307 N. Milwaukee Avenue, upon condition that all applicable ordinance 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: Bionic Auto Farts & Sales, Inc.

CAL. NO. 173-91-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1991

PREMISES AFFECTED— 1501 N. Kilpatrick Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 20, 1991.

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: Bionic Auto Parts & Sales, Inc.

CAL. NO. 174-91-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED-- 4701 W. LeMoyne Avenue

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

ACTION OF BOARD--

Case continued to
September 20, 1991.

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: Bionic Auto Parts & Sales, Inc.

CAL. NO. 175-91-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1991

PREMISES AFFECTED— 4655 W. North Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 20, 1991.

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		

APPLICANT: Methodist Youth Services, Inc.

CAL NO. 176-91-S

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED— 4530 N. Beacon 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: Sung K. Lee
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 76-91-S
MAP NO. 17-I
MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED— 3106-08 W. Devon Avenue
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 308

APPLICANT: Ki Su Yun

CAL NO. 81-91-A

APPEARANCES FOR: None

MAP NO. 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED— 2635 W. Lawrence Avenue

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

ACTION OF BOARD—

Appeal dismissed for
want of prosecution.

THE VOTE

Joseph J. Spingola
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: Craig Gutmann
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 108-91-A
 MAP NO. 9-H
 MINUTES OF MEETING
 May 17, 1991 and
 July 19, 1991

PREMISES AFFECTED— 3721 N. Hermitage 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, Craig Gutmann, owner, on March 18, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2½-story brick and frame building as 2 dwelling units, in an R3 General Residence District, on premises at 3721 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1991, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on May 17, 1991 and July 19, 1991; 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 evidence presented indicates that the 2½-story building at the subject site has been occupied as two dwelling units since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the applicant has a right to continue the use of the 2½-story building as two dwelling units, provided the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2½-story brick and frame building as 2-dwelling units, on premises at 3721 N. Hermitage Avenue, upon condition that the building is brought into compliance with 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: Craig Gutmann
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 109-91-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 May 17, 1991 and
 July 19, 1991

PREMISES AFFECTED— 3721 N. Hermitage 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, Craig Gutmann, owner, on March 28, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of 4 attic dormer additions to a 2½-story brick and frame 2-dwelling unit building, whose north side yard will be 0.7' and whose south side yard will be 2.42' instead of 6.4' each, and which additions will result in a 15% (344 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 3721 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1991, 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, §7.6-3, §7.8-3, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on May 17, 1991 and July 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 29, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 25' x 107.83' lot improved with a 2½-story brick and frame 2-dwelling unit building; that on July 19, 1991, the Board sustained the applicant's appeal to certify the use of the said building as 2-dwelling units, in Calendar No. 108-91-A; that the appellant lives in the top floor dwelling unit and rents out the first floor dwelling unit; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant began the construction of the attic dormers while in the process of applying for the necessary building permit; that the said attic dormers are for the purpose of additional master bedroom and bath space in the applicant's 2nd floor dwelling unit and result in a 344 sq. ft. (15%) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be

MINUTES OF MEETING
May 17, 1991 and
July 19, 1991
Cal. No. 109-91-Z

put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the attic dormers are necessary to meet additional space needs of the applicant and his wife who reside in the 2nd floor dwelling unit; that the existing building predates the adoption of the zoning ordinance which necessitates the side yard variations requested; that the plight of the owner is due to the need to retain the 1st floor dwelling unit for rental income and the necessity of providing additional living space for the applicant; that no one appeared in opposition to the applicant's proposal; that the said dormer units will not impair an adequate supply of light and air to adjacent properties and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of 4 attic dormer additions to a 2½-story brick and frame 2-dwelling unit building, whose north side yard will be 0.7' and whose south side yard will be 2.42' instead of 6.4' each, and which additions will result in a 15% (344 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 3721 N. Hermitage Avenue, upon condition that the said dormered attic shall contain no kitchen facility and is to be occupied only as accessory living space to the 2nd floor dwelling unit; that the said dormered attic shall not be rented out as a separate dwelling unit; 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: Ted's Auto Parts, Inc.

CAL NO. 64-91-A

PEARANCES FOR:

MAP NO. 18-D

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED— 7440 S. South Chicago Avenue

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

ACTION OF BOARD—

Case continued to
October 18, 1991.

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 808

APPLICANT: William M. Kelly, Sr. and Margaret B. Kelly

CAL. NO. 122-91-A

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 19, 1991

PREMISES AFFECTED— 3701 N. Kenmore Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
September 20, 1991.

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		

APPLICANT: Waste Management of Illinois, Inc.
 APPEARANCES FOR: Roger Kiley
 APPEARANCES AGAINST:
 PREMISES AFFECTED—
 SUBJECT—

CAL. NO. 290-90-S
 MAP NO. 32-D, 32-C & 34-C
 MINUTES OF MEETING
 July 19, 1991

Area bounded by E. 130th St. on the north, Little Calumet River on the east, City Limits on the south and the Calumet Expressway on the west, commonly known as 13001-13745.
 Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
 October 11, 1991.

Order of the Board:

During the pendency of the instant application, the current use termination date of October 1, 1991 is hereby extended to December 1, 1991 to allow the applicant to continue operation, subject to all applicable governmental regulations applying to the conduct of the business at the subject location. For this purpose, the Board's rule under Article VI, paragraph 3, is hereby extended to December 1, 1991.

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		

APPLICANT: Land and Lakes Company

CAL. NO. 291-90-S

APPEARANCES FOR: Daniel L. Houlihan

MAP NO. 34-D

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1991

PREMISES AFFECTED— Area bounded by the Little Calumet River on the north and east, City Limits on the south and the extension of S. Cottage Grove Avenue on the west, commonly known as 1000-1220 E. 138th Street.

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 11, 1991.

Order of the Board:

During the pendency of the instant application, the current use termination date of October 1, 1991 is hereby extended to December 1, 1991 to allow the applicant to continue operation, subject to all applicable governmental regulations applying to the conduct of the business at the subject location. For this purpose, the Board's rule under Article VI, paragraph 3, is hereby extended to December 1, 1991.

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		

MINUTES OF MEETING

July 19, 1991

Cal. No. 87-89-S

Pursuant to a provision in the resolution adopted by the Zoning Board of Appeals on May 19, 1989 in Calendar No. 87-89-S, Ravenswood Disposal Service, Inc., a review of an existing Class II Recycling Facility and Transfer Station in a 1-story brick building, on premises at 200-10 N. Talman Avenue was heard on July 19, 1991 for the purpose of hearing any community comments or complaints regarding the operation and to determine if additional conditions are necessary to insure that the public health, safety and welfare continues to be adequately protected.

No community residents appeared at the July 19th meeting with any additional comments or complaints regarding the operation of the recycling and transfer station and therefore the Board feels that no additional conditions are necessary to be added to the resolution approved by the Board on May 19, 1989.

MINUTES OF MEETING
July 19, 1991

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 16, 1991.

Marian Rest
Secretary