

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, September 20, 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

MINUTES OF MEETING

September 20, 1991

Member Moore moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 16, 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, Martin and Moore. Nays- None.

* * * * *

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

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

APPLICANT: Andrew Witanek

CAL. NO. 208-91-Z

APPEARANCES FOR:

MAP NO. 11-M

APPEARANCES AGAINST:

MINUTES OF MEETING
September 20, 1991

PREMISES AFFECTED— 6222 W. Cuyler Avenue

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

ACTION OF BOARD—

Case continued to
November 15, 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: Debra Zahtz
 APPEARANCES FOR: Debra Zahtz
 APPEARANCES AGAINST:

CAL. NO. 209-91-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3525 W. Granville Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Debra Zahtz, for Debra Zahtz and Merrill Zahtz, owners, on July 9, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 21.9' x 22.15' addition to the rear of a 2-story brick single-family dwelling, whose total floor area ratio will be 0.59 instead of 0.50, on premises at 3525 W. Granville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 26, 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, §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 September 20, 1991, after due notice thereof by publication in the Chicago Tribune on September 3, 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 32.66' x 124.41' corner lot improved with a 2-story brick single-family dwelling with a 1-story brick addition to the rear to which a 1-story brick garage is attached; that the applicant proposes to demolish the existing 1-story with attached garage addition and erect a 1-story 21.9' x 22.15' addition to the rear of the existing single-family dwelling and a new detached 2-car garage in the rear of the 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 proposed 1-story addition is necessary to provide additional kitchen and family room living space; that the plight of the owner is due to the need to provide additional living space in the existing residential structure to accommodate the applicant and family and relatives during extended holiday visits; that the proposed addition and detached 2-car garage will not impair an adequate supply of light and air to adjacent property and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 209-91-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 21.9' x 22.15' addition to the rear of a 2-story brick single-family dwelling, whose total floor area ratio will be 0.59 instead of 0.50, on premises at 3525 W. Granville 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: Mark and Linda Freedman
 APPEARANCES FOR: Mark and Linda Freedman
 APPEARANCES AGAINST:

CAL. NO. 210-91-Z
 MAP NO. 19-I
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 2947 W. Birchwood Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

Variations granted.

THE RESOLUTION:

WHEREAS, Mark and Linda Freedman, owners, on July 19, 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 12.05' x 19' addition to the rear of a 1 and 2-story brick single-family dwelling, whose west side yard will be 2.83 feet and whose east side yard will be 3 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 2947 W. Birchwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.6-2, §7.8-2(2), §11.7-4(1), §11.7-4(17)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 said use is located in an R2 Single-Family Residence District; that the subject site is a 30' x 124.41' lot improved with a 1 and 2-story brick single-family dwelling; that the proposed 2-story 12.05' x 19' addition is already erected with the exception of a proposed ground level 11.167' x 14' sun deck; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 12.05' x 19' addition is necessary to provide additional living space for the applicants and family; that the plight of the owner is due to unique circumstances in that the applicant was not aware of exceeding the required floor area ratio until after a contract was entered into with the contractor, who also did not obtain the necessary building permit before commencing construction work on the addition; that the variations, if granted, will not alter the essential character of the locality in that the said addition follows the existing building walls and will not impair an adequate supply of light and air to adjacent properties; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 210-91-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 2-story 12.05' x 19' addition to the rear of a 1 and 2-story brick single-family dwelling, whose west side yard will be 2.83 feet and whose east side yard will be 3 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 2947 W. Birchwood Avenue, upon condition that all applicable ordinances of the City of Chicago are complied with before a permit is issued.

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

APPLICANT: Barbara L. Latronico
 APPEARANCES FOR: Raymond L. Jagielski, Barbara L. Latronico
 APPEARANCES AGAINST:

CAL. NO. 211-91-Z
 MAP NO. 16-N
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 6600 W. 63rd Place

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Barbara L. Latronico, owner, on July 23, 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 2.84 feet and whose east side yard will be 3.07 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.58 instead of 0.50, on premises at 6600 W. 63rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 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, §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 29.93' x 117.31' corner lot improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a full 2nd story addition to the existing 1-story building on the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed under the regulations in this district in that the proposed 2nd story addition, consisting of 2 bedrooms and a family room, is necessary to meet the needs of the applicant and her family; that the right of the owner is due to the need for additional living space; that the proposed addition will not impair an adequately 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

MINUTES OF MEETING

September 20, 1991

Cal. No. 211-91-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 full 2nd story addition to a 1-story brick single-family dwelling, whose west side yard will be 2.84 feet and whose east side yard will be 3.07 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.58 instead of 0.50, on premises at 6600 W. 63rd Place, 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: Milton J. Thayer
 APPEARANCES FOR: Milton J. Thayer
 APPEARANCES AGAINST:

CAL. NO. 212-91-Z
 MAP NO. 20-K
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 8073 S. Kolin 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, Milton J. Thayer, owner, on July 17, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24' x 27' 2nd story addition to the rear of a 1-story brick single-family dwelling, whose rear yard will be 7.53 feet instead of 30 feet, on premises at 8073 S. Kolin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 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, §7.9-2, §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 an irregular reversed corner lot improved with a 1-story brick single-family dwelling with an attached 1-story garage; that the applicant proposes to erect a 24' x 27' 2nd story addition above the existing garage building; that the applicant and his wife plan to reside in the proposed 2nd story addition and his son will reside in the existing 1-story residential building; that no additional kitchen facility will be installed in the proposed 2nd floor 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 provide adequate living space for the applicant and his wife; that the plight of the owner is due to unique circumstances in that the proposed 2nd story addition is to be erected above the existing garage which is already located in the required rear yard; that the proposed 2nd story addition will be compatible with the existing improvements in the neighborhood and will not impair an adequate supply of light and air to adjacent properties; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 212-91-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 24' x 27' 2nd story addition to the rear of a 1-story brick single-family dwelling, whose rear yard will be 7.53 feet instead of 30 feet, on premises at 8073 S. Kolin Avenue, upon condition that no kitchen facility shall be provided in the said 2nd story addition; 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: Stanton L. Shelden
VARANCES FOR: Stanton L. Shelden
A. . VARANCES AGAINST:

CAL. NO. 213-91-Z
MAP NO. 5-H
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 2131 N. Oakley Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

Variations granted.

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

THE RESOLUTION:

WHEREAS, Stanton L. Shelden, for Stanton L. Shelden and Richard A. Luca, owners, on July 26, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 3-story brick 2-dwelling unit building, whose north side yard will be 1 foot and whose south side yard will be 4.12 feet instead of 7 feet each and which addition will result in an 11% (372 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 2131 N. Oakley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.8-3, §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 24' x 100' lot improved with a 3-story brick residential 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 §6.4-1(1)"; that the applicant intends to convert the 1st and 2nd floors to a dwelling unit and the 3rd floor and attic to a second dwelling unit and proposes to dormer the attic in the conversion to provide two bedrooms and a bath totalling 372 sq. ft., which exceeds by 11% the amount of floor area existing in 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

MINUTES OF MEETING

September 20, 1991

Cal. No. 213-91-Z

attic dormer addition is necessary to meet additional space needs in the 2nd dwelling unit; that the plight of the owner is due to the need to utilize the attic as additional living space for the 3rd floor dwelling unit caused by the conversion of the subject building from three dwelling units to two duplexed dwelling units; that the proposed attic dormer will be compatible with existing improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 3-story brick 2-dwelling unit building, whose north side yard will be 1 foot and whose south side yard will be 4.12 feet instead of 7 feet each and which addition will result in an 11% (372 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 2131 N. Oakley 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: Lawrence Oscai
REFERENCES FOR: John J. Pikarski, Jr.
REFERENCES AGAINST: Norman Lyshkow, Mark Kreger

CAL. NO. 214-91-Z
MAP NO. 7-F
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 2606 N. Orchard 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, Lawrence Oscai, for Lawrence & Mona Oscai, owner, on August 6, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a full 2nd story addition to a 1-story brick single-family dwelling, whose south side yard will be 1.43 feet instead of 3.4 feet, on premises at 2606 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.8-4(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 an unusual shaped parcel of land measuring 34 feet wide at the front for the first 28 feet of depth and then juts inward on the south to a width of 31.4 feet for the remaining 79.6 feet of depth and is improved with a 1-story 843 sq. ft. brick single-family dwelling; that the site is flanked on the south by a 3-story multi-dwelling building and on the north by a 2-story multi-dwelling unit building and is land-locked at the rear with no alley access; that the applicant proposes to erect a full 2nd story addition consisting of 3 bedrooms and a bathroom to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition is necessary to provide needed additional living space for the applicant and his family in this very small residential structure; that the plight of the owner is due to the unique shape of the subject lot which narrows to 31.4 feet and which requires the variation requested only at this narrowing of the south side yard; that the variation, if granted, will not alter the essential character of the locality in that the proposed 2nd story addition will

MINUTES OF MEETING

September 20, 1991

Cal. No. 214-91-Z

follow existing building lines in addition to being constructed in the same style as the existing residential building, and that ample space will exist between the adjoining buildings and will not impair an adequate supply of light and air to said buildings; and that the building will be compatible with the existing 2 and 3-story buildings in the block, many of which do not comply with the side yard 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 full 2nd story addition to a 1-story brick single-family dwelling, whose south side yard will be 1.43 feet at its narrowest point instead of 3.4 feet, on premises at 2606 N. Orchard Street, upon condition that said addition shall be of brick construction similar in style to the 1st floor brickwork; 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: Aleksandra Prucnal
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 215-91-Z
MAP NO. 13-N
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 5448 N. Nashville Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	
X		

Variation granted.

THE RESOLUTION:

WHEREAS, Aleksandra Prucnal, owner, on August 5, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the division of a 60' x 123.78' zoning lot formerly improved with one residence back to two 30' x 123.78' individual lots of record for the purpose of erecting a single-family dwelling on each lot, whose lot area will be 3,713 sq. ft. instead of the minimum 3,750 sq. ft. each, on premises at 5448 N. Nashville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §5.7-2, §7.5-2, §11.7-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 60' x 123.78' formerly improved zoning lot comprising two 30' x 123.78' lots of record each containing 3,713 sq. ft.; that on July 19, 1991, in Cal. No. 168-91-A, the Board denied an appeal by the applicant to erect a single-family dwelling on each said lot of record, finding that the proposal violated the conditions of the Ganley vs. City of Chicago Appellate Court Decision in that even if the subject site fell within the exception allowed under Section 7.5-2 of the zoning ordinance, the subject lots contain only 3,713 sq. ft. each and that §7.5-2 states that in no event shall the lot area requirement be less than 3,750 sq. ft. each; that the proposed subject lots are identical in size with the predominant number of lots of record on the same side of the street as recorded in the official maps of the Map Department of the City of Chicago; that the applicant now seeks an authorized variation to erect a single-family dwelling on each lot containing 3,713 sq. ft. instead of the minimum 3,750 sq. ft. each; 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

MINUTES OF MEETING

September 20, 1991

Cal. No. 215-91-Z

the regulations in this district in that it would not be economically feasible to erect only one dwelling on this 60' x 123.78' parcel; that the plight of the owner is due to the aforesaid "Ganley" decision; and that the variation, if granted, will not alter the essential character of the locality in that the proposed lots will be identical in size with that of the majority of the lots in the block; that upon being put to a vote, Chairman Spingola moved that the application be denied not due to the substantive issues but rather the phrase of Section 7.5-2 which states ".....in no event shall the lot area requirement be less than 3,750 sq. ft." and that the granting of the requested variation constitutes an "event"; that member Martin concurred; that members Alakiotou, Fornelli and Moore voted to approve the requested variation, as presented; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the division of a 60' x 123.78' zoning lot to two 30' x 123.78' individual lots of record for the purpose of erecting a single-family dwelling on each lot, whose lot area will each be 3,713 sq. ft. instead of the minimum 3,750 sq. ft. each, on premises at 5448 N. Nashville 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: Stephan Bednarczyk
 APPEARANCES FOR: Steven Della Rose, Stephan Bednarczyk
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4048 W. 59th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 216-91-S
 MAP NO. 14-K
 MINUTES OF MEETING
 September 20, 1991

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

Application denied.

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, Stephan Bednarczyk, owner, on July 31, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit in the basement of a 2-story brick 2-dwelling unit building, in a B2-1 Restricted Retail District, on premises at 4048 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 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, §8.4-2, §8.6-1, §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 denial of the companion variation application in Calendar No. 217-91-Z negates the need for the special use requested in this instance; it is therefore

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

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

APPLICANT: Stephan Bednarczyk
 APPEARANCES FOR: Steven Della Rose, Stephan Bednarczyk
 APPEARANCES AGAINST:

CAL. NO. 217-91-Z
 MAP NO. 14-K
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 4048 W. 59th Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation denied.

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 Stephen Bednarczyk, owner, on July 31, 1991, filed an application for a variation of the zoning ordinance to permit, in a B2-1 Restricted Retail District, the establishment of a dwelling unit in the basement of a 2-story brick 2-dwelling unit building for a total of 3-dwelling units, on a lot whose area is 4,683 sq. ft. instead of the required 4,950 sq. ft., on premises at 4048 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 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, §8.4-2, §8.6-1, §11.7-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 37.5' x 124.9' lot improved with a 2-story with high basement brick residential building; that the applicant seeks to establish a dwelling unit in the basement of said building, for a total of 3-dwelling units; that no evidence was presented that would indicate the subject property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; that the applicant offered no testimony regarding the purchase price of the subject building and its estimated sale price as is, that would indicate the subject property cannot yield a reasonable return unless it was sold as a 3-dwelling unit building; that the applicant offered no testimony that would indicate the plight of the owner is due to any unique circumstance or hardship; it is therefore

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

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

APPLICANT: Public Building Commission & the Board of Education

CAL. NO. 218-91-Z

APPEARANCES FOR: Langdon Neal

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 20, 1991

PREMISES AFFECTED— 1518 W. Granville 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, the Public Building Commission and the Board of Education, for the Public Building Commission, owner, on July 19, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 6,870 sq. ft. 1-story cafeteria addition to the east side of a 3-story brick elementary school, with no rear yard instead of 30 feet, on premises at 1518 W. Granville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 120,921 sq. ft. lot improved with the 3-story Hayt public elementary school building which serves 600 pre-school through eighth grade students; that the applicant proposes to erect a 6,870 sq. ft. 1-story cafeteria addition with full service kitchen to the east side of the existing school building which will seat 300 students; 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 cafeteria addition will eliminate the necessity of having students eat their lunch at their desks and also will provide a facility for the government funded warm lunch program; that the plight of the owner is due to the age of the existing school building and the expanding school population in the area; that the cafeteria addition is located on a portion of the subject site which is not used for playground or parking areas; and that the variation, if granted, will not alter the essential character of the locality in that the proposed addition is designed to building scale compatible with the existing improvements in the area; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 218-91-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 6,870 sq. ft. 1-story cafeteria addition to the east side of a 3-story brick elementary school, with no rear yard instead of 30 feet, on premises at 1518 W. Granville Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Public Building Commission and the Board of Education
 VARIANCES FOR: Langdon Neal
 VARIANCES AGAINST:

CAL. NO. 219-91-Z
 MAP NO. 11-J
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 4548 N. Hamlin 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
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Public Building Commission and the Board of Education, for the Public Building Commission, owner, on July 29, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of an 8,023 sq. ft. 1-story cafeteria addition to the front of a 1 and 3-story brick elementary school building, whose east front yard will be 8 feet instead of 20 feet and whose total floor area ratio will be 0.88 instead of 0.70, on premises at 4548 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.6-3, §7.7-3, §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 159,407 sq. ft. lot improved with the 1 and 3-story Haugen public elementary school building which serves 1,400 pre-school through eighth grade students; that the applicant proposes to construct an 8,023 sq. ft. 1-story cafeteria and full-service kitchen addition to the front of the existing school building which will accommodate 382 students at a time; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition will eliminate the present use of three classrooms and the auditorium as lunchrooms and will also allow the classrooms to revert back to their original intended use; that the plight of the owner is due to the expanding school population in the area and the age of the present existing school building; that the proposed addition is designed a building scale compatible with the existing mixed residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 219-91-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 an 8,023 sq. ft. 1-story cafeteria addition to the front of a 1 and 3-story brick elementary school building, whose east front yard will be 8 feet instead of 20 feet and whose total floor area ratio will be 0.88 instead of 0.70, on premises at 4548 N. Hamlin 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: Board of Education of the City of Chicago

CAL. NO. 220-91-Z

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 20, 1991

PREMISES AFFECTED— 1501-29 N. Greenview Avenue & 1442-50 W. LeMoyne Street

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

ACTION OF BOARD—

Case continued to
November 15, 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: Public Building Commission & the Board of Education

CAL. NO. 221-91-S

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING
September 20, 1991

PREMISES AFFECTED— 1435 N. Greenview Avenue

SUBJECT— Application for a special use under the zoning ordinance.

ACTION OF BOARD—

Case continued to
November 15, 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: The Church of Jesus Christ of Latter-Day Saints
APPEARANCES FOR: Thomas Scharbach
APPEARANCES AGAINST:

CAL. NO. 222-91-S
MAP NO. 12-D
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED-- 5136-52 S. University Avenue & 1126 E. 52nd 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, The Church of Jesus Christ of Latter-Day Saints, owner, on July 3, 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 R5 General Residence District, on premises at 5136-52 S. University Avenue and 1126 E. 52nd Street, to fulfill the parking requirement for a new church building located at 5200-22 S. University Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 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, §7.3-4, §7.4-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 110' x 164' lot located directly across E. 52nd Street north of the applicant church; that a permit was issued for the construction of the church showing all off-street parking on the church site; that the church construction is almost completed and the applicant now seeks to move some of the required off-site parking spaces, relocating them to the subject site; that the proposed off-street accessory parking lot is necessary for the public convenience at this location in that the church requires outdoor landscaped areas on the church site to conduct scouting and other activities which are important to the congregation's religious purposes, and to fulfill the parking requirement for the new church building at 5200-22 S. University Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-site accessory parking lot to be improved and operated under the conditions hereinafter set forth; that the site has been used as an off-site accessory parking lot for many years and that the establishment of an off-site accessory parking lot located directly across E. 52nd Street from the applicant church

MINUTES OF MEETING

September 20, 1991

Cal. No. 222-91-S

will not cause substantial injury to the value of other property; 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 5136-52 S. University Avenue to fulfill the parking requirement for a new church building located at 5200-22 S. University Avenue, upon condition that no use shall be made 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 a 6 foot high ornamental fence shall be provided on the south lot line, excepting the driveway, and on the east lot line; that 6 feet high chain link fencing shall be provided on the west and north lot lines; 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 and 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 2 feet high steel beam guard rails shall be provided on the north and south lot lines within the ornamental fencing; that striping shall be provided; that lighting shall be provided; that ingress to and egress from the parking lot shall be from E. 52nd Street; that the driveway shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress from the public alley abutting the site to the west; that the lot shall be secured by means of an ornamental sliding gate; that all applicable provisions of the City of Chicago Landscape Ordinance shall be complied with; and that all other application 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 subject property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Walter H. Blumenthal
APPEARANCES FOR: Ronald Buoscio
APPEARANCES AGAINST:

CAL. NO. 223-91-S
MAP NO. 22-G
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3018 E. 95th 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, Walter H. Blumenthal, for Steel City National Bank of Chicago, Tr. #1550, owner, on July 10, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard in conjunction with an auto parts business, in an M2-2 General Manufacturing District, on premises at 3018 E. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §10.4-2(2). §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-2 General Manufacturing District; that the subject site is a 67,235 sq. ft. parcel of land located at 3018 E. 95th Street leased to Standard Auto Parts, Inc. and part of an existing junk yard operation used in conjunction with an auto parts business; that the said operation is also the subject in companion applications 224-91-S and 225-91-S; that due to the classification of the subject site by the Zoning Department as a junk yard, the City Council rezoned the subject site on September 12, 1990 from M1-2 Restricted Manufacturing to M2-2 General Manufacturing to enable the applicant to file for special use approval to allow continued operation at the subject site; that Standard Auto Parts, Inc. has operated at the subject site since 1969 and employs 12 persons; that the said junk yard operation consists of the storing and dismantling of unusable autos for the resale of usable auto parts and the shipment of remaining non-ferrous metals to local steel mills and other metal manufacturing operations by vehicular, rail and waterway transportation; that all hazardous waste fluids are removed from the autos before dismantling; that the said use is necessary for the public convenience at this location in that the said use provides a necessary service to the public in the sale of used auto parts and the recycling of usable non-ferrous metals to other businesses; that the public health, safety and welfare will be

MINUTES OF MEETING

September 20, 1991

Cal. No. 223-91-S

adequately protected in the design, location and operation of the said use which is operated under all applicable standards and provisions of city and state environmental protection agencies; that the said junk yard operation is located under a portion of the Calumet Skyway and is compatible with the existing manufacturing improvements in the area; and that the continued use of the site as a junk yard in conjunction with an existing auto parts business will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to legalize an existing junk yard in conjunction with an auto parts business, on premises at 3018 E. 95th Street, upon condition that all applicable standards and provisions of city and state environmental protection agencies for the operation of junk yards shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Walter H. Blumenthal
APPEARANCES FOR: Ronald Buoscio
APPEARANCES AGAINST:

CAL. NO. 224-91-S
MAP NO. 22-G
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3048 E. 95th 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, Walter H. Blumenthal, for Steel City National Bank of Chicago, Tr. #1550, owner, on July 10, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard in conjunction with an auto parts business, in an M2-2 General Manufacturing District, on premises at 3048 E. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §10.4-2(2), §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-2 General Manufacturing District; that the subject site is an approximately 10,000 sq. ft. irregularly shaped parcel of land located at 3048 E. 95th Street leased to Standard Auto Parts, Inc. and part of an existing junk yard operation used in conjunction with an existing auto parts business; that the said operation is also the subject in companion applications Cal. No. 225-91-S and in Calendar No. 223-91-S, which application was approved by the Board on September 20, 1991; that due to the classification of the subject site by the Zoning Department as a junk yard, the City Council rezoned the subject site on September 12, 1990 from M1-2 Restricted Manufacturing to M2-2 General Manufacturing to enable the applicant to file for special use approval to allow continued operation at the subject site; that Standard Auto Parts, Inc. has operated at the subject site since 1969 and employs 12 persons; that the said junk yard operation consists of the storing and dismantling of unusable autos for the resale of usable parts and the shipment of the remaining recyclable non-ferrous metal to local steel mills and other metal manufacturing operations by vehicular, rail and waterway transportation; that all hazardous waste fluids are removed from the autos before dismantling; that the said use is necessary for the public

MINUTES OF MEETING

September 20, 1991

Cal. No. 224-91-S

convenience at this location in that it provides a necessary service to the public in the sale of reusable auto parts and the recycling of usable non-ferrous metals to other businesses; that the public health, safety and welfare will be adequately protected in the design, location and operation of said use which is operated under all applicable standards and provisions of city and state environmental protection agencies; that the said junk yard operation is located under a portion of the Calumet Skyway and is compatible with existing manufacturing improvements in the area; and that the continued use of the site as a junk yard in conjunction with an existing auto parts business 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 authorize to legalize an existing junk yard in conjunction with an auto parts business, on premises at 3048 E. 95th Street, upon condition that all applicable standards and provisions of city and state environmental protection agencies shall be complied with in the operation of the said use; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Walter H. Blumenthal
APPEARANCES FOR: Ronald Buoscio
APPEARANCES AGAINST:

CAL. NO. 225-91-S
MAP NO. 24-G
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 9501 S. Houston 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, Walter H. Blumenthal, for Standard Auto Parts, Inc., an Illinois Corporation, on July 10, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard in conjunction with an auto parts business, in an M2-2 General Manufacturing District, on premises at 9501 S. Houston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §10.4-2(2), §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 September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-2 General Manufacturing District; that the subject site is an approximately 103,400 sq. ft. irregularly shaped parcel of land located at 9501 S. Houston Avenue leased to Standard Auto Parts, Inc., and part of an existing junk yard operation used in conjunction with an existing auto parts business; that the said operation is also the subject in companion special use applications Calendar No. 223-91-S and 224-91-S approved by the Board on September 20, 1991; that due to the classification of the subject site by the Zoning Department as a junk yard the City Council rezoned the subject site from M1-2 Restricted Manufacturing to M2-2 General Manufacturing to enable the applicant to file for special use approval to allow continued operation at the subject site; that Standard Auto Parts, Inc. has operated at the subject site since 1969 and employs 12 persons; that the said junk yard operation consists of the storing and dismantling at the subject site of unusable autos for the resale of usable parts and the shipment of the remaining non-ferrous metal to local steel mills and other metal manufacturing operations by vehicular, rail and waterway transportation; that all hazardous waste fluids are removed from the autos before dismantling; that the said use is necessary for the public convenience at this location in

MINUTES OF MEETING

September 20, 1991

Cal. No. 225-91-S

that it provides a necessary service to the public in the sale of used auto parts and the recycling of usable non-ferrous metals to other businesses; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use which is operated under all applicable standards and provisions of city and state environmental protection agencies; that the said junk yard operation is located under a portion of the Calumet Skyway and is compatible with the existing manufacturing improvements in the area; and that the continued use of the site as a junk yard in conjunction with an existing auto parts business will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to legalize an existing junk yard in conjunction with an auto parts business, on premises at 9501 S. Houston Avenue, upon condition that all applicable standards and provisions of city and state environmental protection agencies shall be complied with in the operation of said use; 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: Luis Cano New and Used Auto Parts

CAL. NO. 226-91-S

APPEARANCES FOR:

MAP NO. 26-B

APPEARANCES AGAINST:

MINUTES OF MEETING

November 15, 1991

PREMISES AFFECTED— 10333 S. Commercial Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Case continued to
November 15, 1991.

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

APPLICANT: North Star Pawners & Jewelry Co.

CAL. NO. 227-91-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

September 20, 1991

PREMISES AFFECTED— 2007 W. North 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
x		
x		
x		
x		
x		

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

APPLICANT: Stanislaw & Maria Tomasiewicz

CAL. NO. 228-91-A

APPEARANCES FOR:

MAP NO. 19-0

A. APPEARANCES AGAINST:

MINUTES OF MEETING
September 20, 1991

PREMISES AFFECTED— 7241-43 N. Oleander Avenue

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

ACTION OF BOARD—

Case continued to
November 15, 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: Gina A. Spenser/Patrick Media Group

CAL. NO. 229-91-A

APPEARANCES FOR:

MAP NO. 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING

September 20, 1991

PREMISES AFFECTED— 3907 S. California Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Joseph J. Spingola
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: The Pasta Shoppe, Inc.
HEARANCES FOR: Dino A. Romanucci
APPEARANCES AGAINST:

CAL. NO. 230-91-A
MAP NO. 9-N
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3755-59 N. Harlem 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
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, The Pasta Shoppe, Inc., for Dino A. Romanucci, owner, on July 22, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with retailing of pasta products produced on the premises in a 1-story brick store building, in a B4-1 Restricted Service District, on premises at 3755-59 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 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, §8.3-4, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 1-story brick commercial building currently occupied by the appellant; that the appellant has been at the subject site since 1987 and manufactures fresh pasta products that are sold at retail in the store premises on site; that the appellant is seeking a wholesale license to sell pasta products to restaurants and hotels; that one delivery van is used in the operation; that the wholesale operation consists of approximately 15% of the total business operation; that wholesaling activity on a limited basis may be considered accessory to the principal retail use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling, as an accessory use only, in conjunction with retailing of pasta products produced on the premises in a 1-story brick store building, on premises at 3755-59 N. Harlem Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with be a license is issued.

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

APPLICANT: Angel Lozada

CAL. NO. 231-91-A

APPEARANCES FOR:

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING

September 20, 1991

PREMISES AFFECTED— 2051 N. Cicero Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of the appellant.

THE VOTE

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

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

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

APPLICANT: Sam L. Chatman
APPEARANCES FOR: Sam L. Chatman
APPEARANCES AGAINST:

CAL. NO. 232-91-A
MAP NO. 18-F
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 7710 S. Halsted Street

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

ACTION OF BOARD—

THE VOTE

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

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, Sam L. Chatman, for Mozell Barnes, owner, on July 31, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a Music and Dance License for an existing tavern/restaurant in a 1-story brick store building, in a B3-2 General Retail District, on premises at 7710 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 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, §8.3-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the subject site is improved with a 1-story brick store building occupied by an existing licensed tavern/restaurant operated by the appellant; that the appellant is seeking a Music and Dance license for the existing tavern/restaurant use; that testimony presented indicates that the subject site has been continuously occupied by restaurant, tavern and nightclub uses with music and dancing since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 Music and Dance License for an existing tavern/restaurant in a 1-story brick store building on premises at 7710 S. Halsted 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 806

APPLICANT: City Architect

CAL. NO. 233-91-S

APPEARANCES FOR:

MAP NO. 2-J

APPEARANCES AGAINST:

MINUTES OF MEETING
September 20, 1991

PREMISES AFFECTED— 3930-48 W. Wilcox Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
December 13, 1991.

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: Jung K. Pahn
VARANCES FOR: Jung K. Pahn
APPEARANCES AGAINST: Joseph B. Cicero, et al.

CAL. NO. 234-91-S
MAP NO. 13-K
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 4612-14 W. Lawrence Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

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, Jung K. Pahn, for William S. Toth, owner, on July 11, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an 80-seat church in a 1-story brick building, in a C1-1 Restricted Commercial District, on premises at 4612-14 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §9.3-1, §9.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District in a 1-story brick commercial building; that evidence presented indicates that the building on the subject site is located within 200 feet of an existing licensed gasoline filling station, which use is permitted in the B4-1 zoning in which it is located and is also a permitted use in a C1-1 zoning district; that the Board takes judicial notice of statutes in effect under which the rights of a permitted business in the area could be jeopardized by the establishment of a church at this location; that no proof was presented to indicate that the establishment of a church as this location would not cause substantial injury to the value of other property in the neighborhood; that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: Jung K. Pahn
VARANCES FOR: Jung K. Pahn
APPEARANCES AGAINST: Joseph B. Cicero, et al.

CAL. NO. 235-91-S
MAP NO. 11-K
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 4635 W. Lawrence Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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, Jung K. Pahn, for Chosun Daily News, owner, on July 11, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of parking spaces in the Chosun Daily News' accessory parking lot, in a B4-1 Restricted Service District, on premises at 4635 W. Lawrence Avenue, to satisfy the parking requirement for a proposed 80-seat church at 4612-14 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §9.3-1, §9.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 denial of the applicant's companion application for a special use in Calendar No. 234-91-S negates the need for the requested special use in this case; it is therefore

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

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

APPLICANT: Cole Taylor Bank
 APPEARANCES FOR: Sanford M. Stein
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2001 N. Elston Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 236-91-S
 MAP NO. 5-G
 MINUTES OF MEETING
 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	

Application denied.

THE RESOLUTION:

WHEREAS, Cole Taylor Bank, for American National Bank & Trust Co., Tr. #6285, owner, on July 12, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of two 20' x 60' business identification signs with a height of 93 feet above curb level on the roof of a 66.6' high 5-story brick manufacturing/warehouse building, in Planned Manufacturing District #2, on premises at 2001 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §10.4-3, §10.14-3, §10.14(6), §11.19-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in Planned Manufacturing District #2; 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 Planned Manufacturing District #2; that the subject site is improved with a 5-story with basement brick industrial building occupied by Chicago Lock Stock and Storage Co. and is located east of the Kennedy Expressway on a lot bordered by W. Armitage on the south, N. Elston Avenue on the west, W. McLean on the north and N. Mendell on the east; that the applicant proposes to erect two business identification signs measuring 1,024 sq. ft. per sign face with a height of 93 feet above curb level on the roof of the 66.6' high 5-story building at the subject site; that the face of the signs will be 512 feet east of the Kennedy Expressway and will be visible therefrom; that testimony presented indicates that it is the intention of the applicant to market the building on the subject site to potential tenants stressing the availability of business identification signage on site for tenant use; that no testimony was presented indicating who the tenants of the

MINUTES OF MEETING
September 20, 1991
236-91-S

building are and what the business identification sign legends would consist of; that no clearly defined distinction was made by the applicant between the use of the proposed signs as business identification signs or as advertising signs; that the Board finds that no evidence was presented that the special use, as proposed, conforms to the applicable regulations of the district in which it is to be located, as required under Section 11.10-4 of the zoning ordinance; that due to the location of the signs being 512 feet from the Kennedy Expressway and visible therefrom, it is imperative that the Board knows the language of the proposed signs to be able to determine if they meet the definition of business signs under Section 3.2 and then the applicable regulations under Section 10.14(6), for if the language of the signs, in fact, do not meet the definition of a business sign, then they are advertising signs, as defined, and subject to different regulations under Article 10.14(5), which the Board would need to know to determine their compliance with; and that no evidence was presented that the subject signs located on the roof of the subject building with a height of 93 feet above grade and not visible from the surrounding arterial streets but mostly visible from the Kennedy Expressway, are necessary for the public convenience at this location; it is therefore

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

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

APPLICANT: Cole Taylor Bank
APPEARANCES FOR: Sanford M. Stein
APPEARANCES AGAINST:

CAL. NO. 237-91-Z
MAP NO. 5-G
MINUTES OF MEETING
September 20, 1991

PREMISES AFFECTED— 2001 N. Elston Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
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: Greater Tabernacle of Holiness Missionary Baptist Church, by
APPEARANCES FOR: Timothy Bopp Rev. Jeanie Dunn
APPEARANCES AGAINST:

CAL. NO. 238-91-S
MAP NO. 24-G
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 9712 S. Vincennes 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, Greater Tabernacle of Holiness Missionary Baptist Church, by Rev. Jeanie Dunn, owner, on July 2, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 1-story 364-seat church building, in a B3-1 General Retail District, on premises at 9712 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 5, 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, §8.3-3, §8.4-1,"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in a B3-1 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-1 General Retail District; that the subject site is an irregular shaped parcel of land of 28,379 sq. ft.; that the applicant seeks to erect a 1-story 364-seat church with on-site parking at the subject site; that the proposed use is necessary for the public convenience at this location to continue to serve the congregation of the applicant church which was previously located on S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will be constructed in compliance with applicable building code regulations and which will provide adequate off-street parking; that although the subject site is located in a business district, there has been a lack of business development in the area, and that the establishment of a church at the subject site will be compatible with the predominantly residential character of the surrounding area and will not cause substantial injury to the value of property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 1-story 364-seat church building, on premises at 9712 S. Vincennes Avenue, upon condition that the parking area

MINUTES OF MEETING

September 20, 1991

Cal. No. 238-91-S

located immediately north of the proposed church building shall be improved and operated under the following conditions; that the parking area shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking area at any time; that the parking area 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 and properly graded to drain to a sewer or sewers located within the lot; that a landscaped buffer area shall be provided at the northeast corner of the lot as indicated in plans submitted; that 2 feet high steel beam guard rails shall be provided along the north lot line; that striping shall be provided; that lighting shall be provided which shall be directed away from adjacent residential properties; that ingress and egress shall be from driveways located on S. Racine Avenue and S. Vincennes Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress via 97th Street abutting the site to the north; that landscaping shall be provided in accordance with the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Bernard A. Heerey

CAL. NO. 78-91-S

VARANCES FOR:

MAP NO. 3-F

VARANCES AGAINST:

MINUTES OF MEETING

September 20, 1991

PREMISES AFFECTED— 1108-12 N. Dearborn Street

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

ACTION OF BOARD—

Case continued to
November 15, 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. & Margaret B. Kelly
 APPEARANCES FOR: Sanford Stein
 APPEARANCES AGAINST: G.A. Anderson

CAL NO. 122-91-A
 MAP NO. 9-G
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3701 N. Kenmore Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William M. Kelly, Sr. & Margaret B. Kelly, owners, on March 15, 1991, filed an appeal from the Zoning Administrator's order to cease and desist an advertising sign on the roof of a 2-story frame residence, in an R4 General Residence District, on premises at 3701 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1990, reads, in part:

"WHEREAS, an inspection of the above-referenced premises made by this Office on April 6, 1990 found the erection of a roof top advertising beverage sign and that such use of the said premises is illegal and contrary to the applicable provisions of the Chicago Zoning Ordinance, specifically, Article 7.3-4 Chapter 194A of the Municipal Code of Chicago."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 said use is located in an R4 General Residence District; that the subject site is the northeast corner of N. Kenmore and W. Waveland Avenues and is improved with a 2½-story with high basement frame residence; that the said residential building is located directly north of and across W. Waveland Avenue from Wrigley Field; that the south side of the existing building's roof slants toward Wrigley Field and is almost entirely covered by a "Sapporo" beverage sign; that the subject site has been zoned Residential since the passage of Chicago's initial zoning ordinance on April 5, 1923; that the appellant has owned and occupied the aforesaid residential building since sometime during the 1920's; that on December 18, 1990, the appellant was issued an order by the Zoning Administrator to cease and desist from operating a roof-top advertising sign on the premises as such is illegal and contrary to the applicable provisions of the Chicago Zoning Ordinance; that the appellant presented, as evidence, photographs from the Chicago Historical Society and other sources that show an advertising sign existed on the roof of the aforesaid residential building in 1932, 1935, 1955 and 1963; that sundry permits were issued for the premises by the City of Chicago on October 1, 1924 and September 26, 1926; that the opposition was unable to demonstrate by

MINUTES OF MEETING

September 20, 1991

Cal. No. 122-91-A

factual evidence that an advertising sign did not exist at the subject site prior to 1932; that the Board finds that the appellant has presented adequate prima facie evidence which indicates that the subject site roof top advertising sign has existed as a pre-ordinance non-conforming use; that no violation of the zoning ordinance exists 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 authorized to permit a non-conforming advertising sign on the roof of a 2½-story frame residence, on premises at 3701 N. Kenmore Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Torco Oil Company
APPEARANCES FOR: Kevin W. Horan, Stanford Gass
APPEARANCES AGAINST:

CAL. NO. 143-91-A
MAP NO. 9-G
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3631 N. Sheffield Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Torco Oil Company, for LaSalle National Bank, Tr. #48744, owner, on April 12, 1991, filed an appeal from the decision of the Office of the Zoning Administrator which caused revocation of a permit for an advertising sign on the roof of a 3-story brick apartment building, in an R4 General Residence District, on premises at 3631 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 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, §7.10

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 said use is located in an R4 General Residence District on the roof of a 3-story brick apartment building on the subject site; that the existing building is located directly across N. Sheffield Avenue from Wrigley Field; that the said advertising sign is about equal to the width of the building and is approximately 16 to 20 feet high; that the sign overlooks Wrigley Field's east wall and is visible to some ball park patrons; that the subject site has been zoned Residential since the beginning of zoning in 1923; that evidence was presented in the form of photographs from the Chicago Historical Society, showing baseball activities in Wrigley Field dating from 1914 and including the years 1918, 1927, 1929, 1935, 1936 and 1937, clearly indicating a sign board existed at the subject site advertising at various times, Bismark Garden, Prager Beer and Atlas Special Brew; that the owner of the building at the subject site testified that a Torco Oil Company sign has existed on the roof of the building since 1941 when the building was purchased by her mother; that evidence was presented indicating that a signboard permit was issued by the City of Chicago in 1944 and in 1980 for signboard repairs; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 143-91-A

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 an advertising sign on the roof of a 3-story brick apartment building, on premises at 3631 N. Sheffield 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: Andrzej & Alicja Godawski
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:

CAL. NO. 152-91-Z
MAP NO. 9-N
MINUTES OF MEETING
September 20, 1991

PREMISES AFFECTED— 3931 N. Nottingham 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, Andrzej & Alicja Godawski, owners, on June 4, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 10' x 25' dormer addition to the south side of the attic of a 2-story frame single-family residence, whose front yard will be 18.6' instead of 20', whose south side yard will be 2.32' instead of 3' and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3931 N. Nottingham Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.7-2, §7.8-2(2), §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 25' x 126.87' lot improved with a 2-story frame single-family residence; that the said 10' x 25' dormer addition to the south side of the attic of the existing 2-story frame single-family residence is already built; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said attic dormer addition is necessary to meet the needs of the applicants and family; that the plight of the owner is due to unique circumstances in that the said dormer addition, containing additional bedrooms and bath, was erected without obtaining the necessary building permit and that the applicants are now seeking to legalize said dormer addition; that the subject premises was inspected by the Office of Zoning Administrator on or about September 13, 1991 finding that there was no additional kitchen facility in the dormer addition and that it does not constitute an illegal dwelling unit; that the said dormer addition is compatible with existing improvements in the neighborhood

MINUTES OF MEETING

September 20, 1991

Cal. No. 152-91-Z

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 10' x 25' dormer addition to the south side of the attic of a 2-story frame single-family residence, whose front yard will be 18.6' instead of 20', whose south side yard will be 2.32' instead of 3' and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3931 N. Nottingham Avenue, upon condition that the dormer addition shall be for accessory living space only and that no kitchen facility shall be installed in the said dormer addition; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: New Jerusalem Presbyterian Church
PEARANCES FOR: James E. Doherty
PEARANCES AGAINST:

CAL. NO. 141-91-S
MAP NO. 15-I
MINUTES OF MEETING
 June 28, 1991 and
 September 20, 1991

PREMISES AFFECTED— 2814 W. Peterson 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, New Jerusalem Presbyterian Church, for Glenview State Bank, Tr. #3970, owner, on April 11, 1991, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 60-seat church in a 2-story brick office building, in a B4-2 Restricted Service District, on premises at 2814 W. Peterson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 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, §8.3-4, §8.4-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on June 28, 1991 and September 20, 1991 after due notice thereof by publication in the Chicago Tribune on June 12, 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 the subject site is improved with a 2-story office building and parking area for approximately 9 automobiles at the rear of the existing building; that the subject church is presently located at 6740 N. Oliphant Avenue and that the establishment of the proposed church at the subject site is necessary to continue to serve the members of the congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will meet all applicable building code regulations and which will provide a paved parking area at the rear of the church premises; that the establishment of the subject church will not adversely affect any permitted business uses within 200 feet of the site and that the proposed church, located across W. Peterson Avenue from Mather public park, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

September 20, 1991

Cal. No. 141-91-S

Zoning Administrator is authorized to permit the establishment of a 60-seat church in a 2-story brick office building, on premises at 2814 W. Peterson Avenue, upon condition that a waiver of the alley barrier shall be obtained from the City Council to allow for ingress and egress to the parking area from the alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bionic Auto Parts & Sales, Inc.
 APPEARANCES FOR: Richard E. Zulkey
 APPEARANCES AGAINST: E. Murphy

CAL. NO. 173-91-S
 MAP NO. 3-K
 MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 1501 N. Kilpatrick 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, Bionic Auto Parts & Sales, Inc., for Anthony Catalano/Catalano Land Co., owner, on May 2, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard in conjunction with an auto parts business, is an M2-2 General Manufacturing District, on premises at 1501 N. Kilpatrick Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §10.4-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 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 M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-2 General Manufacturing District; that the subject site is an approximately 44,390 sq. ft. irregular-shaped parcel of land; that the subject site has been occupied by a junk yard use for the past 15 years operating under a General Business license; that the existing operation now requires a junk yard license which necessitates special use approval; that the business operation at the site consists of dismantling of automobiles for useable parts for resale and the storage and later crushing of the unuseable balance of the automobiles by an on-site compactor machine for eventual loading and shipment by truck or rail to local steel mills; that the said junk yard operation is necessary for the public convenience at this location to continue to provide a necessary service to the community; that the said use is so designed and operated to insure that the public health, safety and welfare will be protected in that all autos are emptied of fluids before stripping and that said fluids are stored in containers for removal from the premises on a monthly basis, and that all batteries are stored in containers for weekly removal; that the said use which cuts railroad tracks to the east, is compatible with existing manufacturing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

September 20, 1991

Cal. No. 173-91-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the legalization of an existing junk yard in conjunction with an auto parts business, on premises at 1510 N. Kilpatrick Avenue, upon condition that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that all applicable provisions of city and state environmental protection ordinances shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bionic Auto Parts & Sales, Inc.
APPEARANCES FOR: Richard E. Zulkey
APPEARANCES AGAINST:

CAL. NO. 174-91-S
MAP NO. 3-K
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED--- 4701 W. LeMoyne Street
SUBJECT--- Application for the approval of a special use.

ACTION OF BOARD---

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bionic Auto Parts & Sales, Inc. for Anthony Catalano/Catalano Land Co., owner, on May 2, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard in conjunction with an auto parts business, in an M2-2 General Manufacturing District, on premises at 4701 W. LeMoyne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §10.4-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a M2-2 General Manufacturing District; that the subject site is a 24' x 124' lot improved with a 1-story brick store building; that the subject building has been used as a parts store for the past 15 years in conjunction with an existing auto junk yard which is the subject in companion special use application in Cal. No. 173-91-S; that the said use is necessary for the public convenience at this location to provide a necessary outlet for the sale of reusable auto parts; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use; and that the said use is located across N. Kilpatrick Avenue from the aforesaid junk yard, is compatible with the existing manufacturing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the legalization of an existing junk yard store used in conjunction with an auto parts business, on premises at 4701 W. LeMoyne Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bionic Auto Parts & Sales, Inc.
APPEARANCES FOR: Richard E. Zulkey
APPEARANCES AGAINST:

CAL. NO. 175-91-S
MAP NO. 3-K
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 4655 W. North 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, Bionic Auto Parts & Sales, Inc., for Anthony Catalano/Catalano Land Co., owner, on May 2, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard in conjunction with an auto parts business, in an M2-2 General Manufacturing District, on premises at 4655 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §10.4-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-2 General Manufacturing District; that the subject site is a 23,343 sq. ft. parcel of land improved with a 1-story brick store building at the intersection of North Avenue and Kilpatrick Avenue; that the aforesaid building is used for the sale of used auto parts; that the subject site has been occupied by a junk yard and sale of used auto parts for the past 15 years; that the said junk yard operation is necessary for the public convenience to continue to provide a necessary service to the community; that the said use is so design and operated as to insure that the public health, safety and welfare will be protected in that all autos are emptied of fluids before stripping and that said fluids are stored in containers for removal from the premises on a monthly basis, and that all batteries are stored in containers for weekly removal; that the said use is compatible with existing manufacturing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the legalization of an existing junk yard in

MINUTES OF MEETING

September 20, 1991

Cal. No. 175-91-S

conjunction with an auto parts business, on premises at 4655 W. North Avenue, upon condition that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that all applicable provisions of the city and state environmental protection ordinances shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Northside Ecumenical Night Ministry
APPEARANCES FOR: Bridget O'Keefe
APPEARANCES AGAINST: Donald Harter, Lawrence Oakford

CAL. NO. 207-91-S
MAP NO. 9-G
MINUTES OF MEETING
 September 20, 1991

PREMISES AFFECTED— 3262 N. Clark Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		
x		

THE RESOLUTION:

WHEREAS, Northside Ecumenical Night Ministry, for Robert and Donna Schultz, owner, on July 1, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 16-bed transitional shelter facility in a 3-story brick apartment building, in a B4-3 Restricted Service District, on premises at 3262 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §8.4-4(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 1991 after due notice thereof by publication in the Chicago Tribune on September 3, 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 apartment building; that the applicant is a not-for-profit organization composed of clergy from different congregations that work on the streets at night and attempt to make troubled and homeless youths aware of options available to improve their lives; that the applicant seeks to establish a 16-bed transitional shelter for homeless teens/youths between the ages of 14 and 21 at the subject site; that the proposed shelter will also serve pregnant teens and teen mothers with children; that a maximum of 16 persons will be permitted to reside at the shelter at any one time, including parents and children; that in addition to meals, beds, etc., the residents will be given intensive counseling services; that the maximum length of residence is 120 days and that each resident must agree to abide by shelter rules which include a 10 P.M. curfew; that any resident found processing drugs, alcohol or firearms will be expelled; that loitering is strictly prohibited; that a referral system to other shelters will be provided once the applicant shelter reaches capacity; that the shelter will be staffed by professional personnel 24 hours daily; that the proposed shelter facility is necessary for the public convenience at this location in that there

MINUTES OF MEETING

September 20, 1991
Cal. No. 207-91-S

is an acute and unmet need for transitional shelter facilities for homeless youths in the city, a great many of whom are under the age of 18 and not eligible for residence in other transitional shelters, and that the majority of these homeless youths are concentrated in the Lakeview area of the city; that the public health, safety and welfare will be adequately protected in that the proposed transitional shelter facility will be operated pursuant to strict state regulations issued by the Illinois Department of Children and Family Services to implement the provisions of a new statute authorizing creation of emergency transitional shelters for youths 14 to 21 years of age; that the renovation of the subject building for use as a transitional shelter facility will comply with all applicable building code regulations pertaining to such use; that with an estimated expenditure of \$120,000 for renovation of the existing residential building and a public alley serving as a buffer between the proposed shelter and residential improvements, the establishment of the proposed transitional shelter will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 16-bed transitional shelter facility for homeless youths in a 3-story brick apartment building, on premises at 3262 N. Clark Street, upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility for the homeless aged 14 to 21 and pregnant teens and teen mothers with children, or any increase in the number of beds or clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

MINUTES OF MEETING

September 20, 1991

Cal. No. 9-91-S

Mr. Joseph P. Gattuso, for St. Xavier College/Cellular One-Chicago, co-applicants, presented a written request to amend the resolution approved by the Board in Calendar No. 9-91-S on February 15, 1991 for the erection of a 100 feet high radio broadcast tower just north of the Central Service Center on the St. Xavier College campus, in an R4 General Residence District, on premises at 3700 W. 103rd Street.

Mr. Gattuso stated that the subject special use application was filed in place of an application filed earlier by St. Xavier College alone, and that the new application added Cellular One as a co-applicant. The college's original plans showed the location of the broadcast tower as being north of the Central Service Center. Although the plans that were filed with the revised application show the tower south of the Central Service Center, it was evidently not emphasized that the location of the tower had been changed.

Mr. Gattuso requests that the resolution issued in Cal. No. 9-91-S be amended to read ".....south of the Central Service Center on the St. Xavier College campus...." in lieu of "....just north of the Central Service Center on the St. Xavier College campus...".

Chairman Spingola moved that the resolution be amended as requested and the motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 20, 1991

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on October 11, 1991.

Marian Rest

Secretary