

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, June 19, 1992

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

The following members were presented and constituted a quorum:

Anthony J. Fornelli
Vice-Chairman
Roula Alakiotou
LeRoy K. Martin, Jr.
Thomas S. Moore

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Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 15, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Pontarelli Builders, Inc.

CAL. NO. 113-92-Z

HEARANCES FOR: Mark J. Ballard

MAP NO. 7-N

HEARANCES AGAINST:

MINUTES OF MEETING
June 19, 1992

PREMISES AFFECTED-- 2914 N. Nashville 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, Pontarelli Builders, Inc., owner, on April 9, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story single-family dwelling whose rear yard will be 5 feet instead of 30 feet, on premises at 2914 N. Nashville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.9-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 99.92' x 50' lot with no alley access; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the requested rear yard variation it would be economically and architectually impossible to construct a single-family residence containing adequate living space due to the shallow 50 foot lot depth; that the plight of the owner is due to unique circumstances in that the dimensions of the subject lot necessitates the requested reduction of the required rear yard; that the proposed single-family dwelling will be compatible with existing residential improvements in the neighborhood and that the variation, if granted, will not alter the essential character of the locality in which it is to be located; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon 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 single-family dwelling whose rear yard will be 5 feet instead of 30 feet, on premises at 2914 N. Nashville Avenue, upon condition that all applicable ordinances of the city of Chicago shall be complied with before a permit is issued. PAGE 3 OF MINUTES

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

APPLICANT: Pontarelli Builders, Inc.
 APPEARANCES FOR: Mark J. Ballard
 APPEARANCES AGAINST:

CAL. NO. 114-92-Z
 MAP NO. 7-N
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 2924 N. Nashville 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, Pontarelli Builders, Inc., owner, on April 9, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story single-family dwelling whose rear yard will be 5 feet instead of 30 feet, on premises at 2924 N. Nashville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.9-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 99.92' x 50' lot with no alley access; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the requested rear yard variation it would be economically and architecturally impossible to construct a single-family residence containing adequate living space due to the shallow 50 foot lot depth; that the plight of the owner is due to unique circumstances in that the dimensions of the subject site lot necessitates the requested reduction of the required rear yard; that the proposed single-family dwelling will be compatible with existing residential improvements in the neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story single-family dwelling whose rear yard will be 5 feet instead of 30 feet, on premises at 2924 N. Nashville Avenue, upon condition that **PAGE 4 OF MINUTES** 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: Arona R. Lichtman & Mayer Yehuda Lichtman
 APPEARANCES FOR: Avrum Reifer
 APPEARANCES AGAINST:

CAL. NO. 115-92-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 6655 N. Francisco 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, Arona R. Lichtman & Mayer Yehuda Lichtman, for American National Bank and Trust Company of Chicago, Tr. #106178-01, owners, on April 9, 1992, filed an application to permit, in an R2 Single-Family Residence District, the erection of 2nd story and 2-story additions to the rear of a 1 and 2-story brick single-family residence, whose north side yard will be 3.96 feet and whose south side yard will be 4 feet instead of combined side yards of 11.4 feet and whose total floor area ratio will be approximately 0.55 instead of 0.50, on premises at 6655 N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(1)(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 38' x 124.07' lot improved with a 1 & 2 story brick Georgian-style single-family dwelling; that the applicants propose to erect a 2nd story and 2-story additions to the rear of the existing residential building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to meet the additional living space requirements of the applicants and family; that the plight of the owner is due to the necessity of providing an enlarged kitchen and additional bedroom space in this typical Georgian-style residence; that the proposed additions will follow existing building lines and will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 115-92-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of 2nd story and 2-story additions to the rear of a 1 and 2-story brick single-family residence, whose north side yard will be 3.96 feet and whose south side yard will be 4 feet instead of combined side yards of 11.4 feet and whose total floor area ratio will be approximately 0.55 instead of 0.50, on premises at 6655 N. Francisco 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: Ramesh Patel
APPEARANCES FOR: Ramesh Patel
APPEARANCES AGAINST: Thomas J. Burns

CAL. NO. 116-92-Z
MAP NO. 13-L
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 5248 N. Larned Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied for lack of three affirmative votes.

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, Ramesh Patel, owner, on April 20, 1992, 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 a 1½-story brick single-family dwelling, whose side yards will be 3 feet each 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 5248 N. Larned Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 5, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(1)(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 102.9' lot improved with a brick 1-story with attic bungalow-style single-family dwelling; that the applicant proposes to dormer the middle 27 feet of the attic in order to install two bedrooms and a bath; that an outside rear staircase to the attic is also proposed which the applicant states is an emergency fire exit; that a permit has been issued for work in the basement which the applicant states is not for additional rooms but for necessary repairs; that the applicant testified that the proposed 24' x 27' dormer addition is necessary for needed rafter repair and to provide necessary additional space for his family of six; that there are other dormered buildings in the area and that his proposal will not alter the essential character of the neighborhood; that the next door neighbor testified that he opposed the granting of the variation due to the separate outside rear staircase and the work being done in the basement which would readily provide for the possibility of the building being legally converted to rental property; and

WHEREAS, upon being put to a vote, Members Fornelli and Alakiotou felt that the

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proposed addition along with the separate outside rear staircase and possible additional rooms in the basement lend itself to a reasonable suspicion that the single-family dwelling can easily be turned into an illegal additional dwelling unit and voted to deny the requested variation; Member Moore voted to approve the variation as presented; it is therefore

RESOLVED, that the variation be and it is hereby denied for lack of three affirmative votes.

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

APPLICANT: Michael E. Hudik
 APPEARANCES FOR: Michael E. Hudik
 APPEARANCES AGAINST:

CAL. NO. 117-92-Z
 MAP NO. 14-K
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 6101 S. Keating 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, Michael E. Hudik, owner, on April 24, 1992, 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 43' 2nd story dormer addition to a 1-story brick single-family dwelling, whose front yard will be 12 feet instead of 20 feet, whose north side yard will be 1.21' and whose south side yard will be 5.10' instead of combined side yards of 9 feet and whose total floor area ratio will be 0.55 instead of 0.50, on premises at 6101 S. Keating Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 6, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(1)(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 123.65' lot improved with a 1-story brick bungalow-style residence; that the applicant proposes to erect a 24' x 43' 2nd story dormer addition to the existing residential building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormer addition is necessary to meet the additional living space requirements of the applicant and his family; that the plight of the owner is due to the necessity of providing additional bedroom and bath facilities in this typical bungalow-style residence; that the proposed 2nd story dormer addition will not impair an adequate supply of light and air to adjacent properties and that the variations, if granted, will not alter the essential character of the locality in which it is to be located; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 24' x 43' 2nd story dormer addition to a 1-story brick single-family dwelling, whose front yard will be 12 feet instead of 20 feet, whose north side yard will be 1.21' and whose south side yard will be 5.10' instead of combined side yards of 9 feet and whose total floor area ratio will be 0.55 instead of 0.50, on premises at 6101 S. Keating Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Maplewood Bible Baptist Church, by Pastor Bob Heath

CAL. NO. 118-92-Z

APPEARANCES FOR: Pastor Bob Heath

MAP NO. 7-L

APPEARANCES AGAINST:

MINUTES OF MEETING
July 19, 1992

PREMISES AFFECTED— 4956 W. George Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Maplewood Bible Baptist Church, by Pastor Bob Heath, for Maplewood Bible Baptist Church, owner, on April 28, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 1-story 22' x 26' addition to the southwest side of an existing church building located on the rear of the lot, whose west side yard will be 2 feet instead of 12 feet, on premises at 4956 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-3(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 103.05' x 125.17' reversed corner lot improved with a 1-story brick church building located in the northwest corner of the lot and additionally improved with a 1-story single-family dwelling and detached accessory automobile garage on the east side of the lot; that the applicant church has been located at the subject site since 1956; that the applicant proposes to erect a 1-story 22' x 26' addition to the southwest side of the existing church building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in that the proposed 1-story 22' x 26' addition is necessary to provide an entrance foyer and church and pastor office space; that the plight of the owner is due to the configuration of the existing church building on the subject property, with the main Lavergne Avenue entrance opening directly on to the public sidewalk causing congestion, and that the pastor and church administrative services are currently sharing office space which creates a hardship;

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that the proposed additions which will improve the appearance and efficiency of the applicant church will be compatible with existing improvements in the neighborhood, and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 22' x 26' addition to the southwest side of an existing church building located on the rear of the lot, whose west side yard will be 2 feet instead of 12 feet, on premises at 4956 W. George Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Theodore E. Czuma
 APPEARANCES FOR: Theodore E. Czuma
 APPEARANCES AGAINST:

CAL. NO. 119-92-Z
 MAP NO. 9-L
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 5050 W. School Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

Variation 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, Theodore E. Czuma, for Krystyna Czuma, owner, on April 23, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 20' x 24' 2nd floor hobby and storage space addition to a 1-story brick detached accessory automobile garage in the required rear yard, whose height is 21.83 feet instead of the maximum 15 feet, on premises at 5050 W. School Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 1992, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.6-3, §11.8-1."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 40' x 125' lot improved with a 1½-story brick residence and a 24' x 36' brick 3-car detached garage in the rear with a 2nd story frame 20' x 24' addition that is 21.83 feet high; that the applicant constructed the 20' x 24' 2nd story addition to the garage for use as a hobby and storage area; that the said addition was previously erected without obtaining the proper building permit and that the applicant testified that he finished the construction after he received notification from City authorities that the addition was illegal; that no testimony was presented to indicate that the addition is a necessity as opposed to a mere convenience; that the plight of the owner is self-imposed; that although the applicant testified that the 2nd floor garage addition was not intended for additional living space or dwelling unit, it is an extremely high addition and is not compatible with existing improvements or the character of the locality; it is therefore

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

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

APPLICANT: Petru Baicu and Mariana Baicu
APPEARANCES FOR: Petru Baicu
APPEARANCES AGAINST:

CAL. NO. 120-92-Z
MAP NO. 9-K
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 3413 N. Keeler Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.
ACTION OF BOARD—

THE VOTE

Variations 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, Petru Baicu and Mariana Baicu, for Petru Baicu and Mariana Baicu and Mircea Garba and Ana Garba, owners, on April 10, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 3rd story 14' x 25' rear addition to a 3-story brick and frame single-family dwelling, whose north side yard is 0.56' instead of 5.2' and which results in a less than 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 3413 N. Keeler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3(2), §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 June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 36' x 138+' lot improved with a 3-story brick and frame 2-dwelling unit building which includes the subject 3rd story 14' x 25' rear addition; that the denial issued by the Zoning Administrator states that the subject building at the site is an existing 3-story brick single-family residence; that the applicant testified that he purchased the building in 1991 as a 2-dwelling unit building; that the subject site lot contains 5,709 sq. ft.; that under the current R3 General Residence District zoning the applicant has sufficient lot area to permit two dwelling units; that the applicant has a right to continue the occupancy of the building as two dwelling units upon condition that plans and permits are obtained indicating compliance with all applicable building code regulations; 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

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to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the said 3-story addition is approximately 7 years old and provides additional living space in the building resulting in a less than 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the use of the subject building as a 2-dwelling unit building with the additional living space provided in the said 3-story addition, the applicant would be unable to obtain a return on his monetary investment in the property as a 2 dwelling unit building; that the plight of the owner is due to unique circumstances in that if the subject building remains a single-family dwelling the applicant would not be able to pay the mortgage without the additional income received from a second dwelling unit; that the said 3-story addition does not impair an adequate supply of light and air to adjacent properties and is compatible with existing improvements in the area; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a 3rd story 14' x 25' rear addition to a 3-story brick and frame 2-dwelling unit building, whose north side yard is 0.56' instead of 5.2' and which results in a less than 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment) the zoning ordinance, on premises at 3413 N. Keeler Avenue, upon condition that the building is brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Stuart Shiner
 APPEARANCES FOR: Earl T. Medansky
 APPEARANCES AGAINST:

CAL. NO. 121-92-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 1811 W. Cortland Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Stuart Shiner, owner, on April 21, 1992, 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 1-story brick single-family dwelling on the rear of a lot additionally improved with a 2-story brick residential building on the front, which dormering will be located in the required rear yard and with no west side yard instead of 2.5 feet and which will result in a 15% increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1811 W. Cortland Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.5, §7.6-3, §7.8-3, §7.9-3, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 25' x 125+' lot improved with an approximately 75 year-old 1-story brick coach-house style single-family dwelling on the rear of the lot and a 2-story brick residential building on the front of the lot; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the attic of the 1-story brick single-family dwelling on the rear of the lot was dormered to provide additional living space in the building and results in a 15% increase in the amount floor area existing 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

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if permitted to be used only under the conditions allowed by the regulations in this district in that the dormering of the attic in the residential building on the rear of the lot is necessary to provide additional living space in order to to make the building an acceptable residential structure in today's market place; that the dormering of the attic follows the existing building lines and does not impair an adequate supply of light and air to adjacent properties; that the variations, if granted, will not alter the essential character of the locality in that the said use is compatible with other properties in the area, some of which contain two residential structures on a lot; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 1-story brick single-family dwelling on the rear of a lot additionally improved with a 2-story brick residential building on the front, which dormering will be located in the required rear yard and with no west side yard instead of 2.5 feet and which will result in a 15% increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1811 W. Cortland Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James Kamick
 APPEARANCES FOR: James Kamick
 APPEARANCES AGAINST:

CAL. NO. 122-92-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 3321 N. Seeley 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, James Kamick, for Jack Schlenk, owner, on April 22, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the expansion of the attic and a rear 7' x 20.72' addition to a 3-story frame 2-dwelling unit building, whose front yard will be 10.66 feet instead of 20 feet, whose north side yard will be .20 foot and whose south side yard will be 3.86 feet instead of 7.2 feet each and which expansion will result in a 15% (574 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 3321 N. Seeley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §3.2-7, §7.6-3, §7.7-3, §8.3(2), §11.7A-3(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 25' x 123.94' lot improved with a 3-story frame 2-dwelling unit building with expanded attic and rear 7' x 20.72' addition; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the said expansion of the attic and rear 7' x 20.72' addition was constructed to provide additional living space totalling 574 sq. ft. for the 2nd floor dwelling unit and results in a 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said additions are necessary

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to provide additional living space in the 2nd floor dwelling unit which is occupied by the owner's daughter and son-in-law and their 2 children; that the plight of the owner is due to unique circumstances in that the said attic expansion and rear 7' x 20.72' addition was constructed without the necessary building permit and that the applicant now seeks to legalize the construction; that the said additions are compatible with the existing improvements in the neighborhood 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 expansion of the attic and a rear 7' x 20.72' addition to a 3-story frame 2-dwelling unit building, whose front yard will be 10.66 feet instead of 20 feet, whose north side yard will be .20 foot and whose south side yard will be 3.86 feet instead of 7.2 feet each and which expansion will result in a 15% (574 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 3321 N. Seeley 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: Chicago, Illinois Congregation of Jehovah's Witnesses, West Unit
 APPEARANCES FOR: Timothy L. Rowells
 APPEARANCES AGAINST:
 CAL. NO. 123-92-S
 MAP NO. 3-L
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 5430-42 W. Division 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, Chicago, Illinois Congregation of Jehovah's Witnesses, West Unit, owner, on April 28, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 1-story church building containing two chapels each having a seating capacity of 172 seats, in a B4-1 Restricted Service District, on premises at 5430-42 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1(1), §8.11-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 160.16' x 123.85' lot improved with a 1-story brick church building; that the applicant has acquired the property located at 5430-38 W. Division Street which is adjacent to its current property at 5442 W. Division Street; that on May 20, 1969 the Board approved a special use for the erection of a 1-story addition, 10' x 47'8" to the east and a 1-story addition 10' x 20'6" to the west of pre-existing legal non-conforming Jehovah's Witnesses' church building at 5442 W. Division Street, in Calendar No. 32-69-S; that the proposed use at the site is necessary for the construction of a new meeting facility on the acquired property with off-street parking to satisfy the needs of the congregations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; that the proposed church building will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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June 19, 1992

Cal. No. 123-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the approval of the location and the erection of a 1-story church building containing two chapels each having a seating capacity of 172 seats, on premises at 5430-42 W. Division Street, upon condition that the parking area located east of the proposed church facility 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 a 6 foot high solid wood fence shall be erected on the north and east property lines to screen the parking area from abutting residential properties; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the parking area which shall be connected by drainage tiles to an established City of Chicago sewer; that concrete wheel stops shall be provided for the parking spaces located on the east side of the parking area; that striping shall be provided; that lighting shall be provided directed away from adjacent residential properties; that ingress and egress shall be from W. Division Street; that the driveways shall be constructed in compliance with applicable ordinances; that there shall be no ingress nor egress via the public alley located north of the site; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Chicago, Illinois Congregation of Jehovah's Witnesses, West Unit CAL. NO. 124-92-Z

APPEARANCES FOR: Timothy L. Rowells

MAP NO. 3-L

APPEARANCES AGAINST:

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June 19, 1992

PREMISES AFFECTED— 5430-42 W. Division Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago, Illinois Congregation of Jehovah's Witnesses, West Unit, owner, on April 28, 1992, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 1-story church building containing two chapels each having seating capacity of 172 seats with off-street parking space for 26 automobiles instead of the 29 required, on premises at 5430-42 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(1), §8.11-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 on June 19, 1992, the Board approved the applicant's special use application for the erection of a 1-story church building containing two chapels each having a seating capacity of 172 seats at the subject site, in Calendar No. 123-92-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that due to the design of the proposed church and its configuration in the northwest portion of the subject property there is only sufficient space to provide 26 of the 29 required parking spaces; that the plight of the owner is due to the need to provide sufficient required off-street parking spaces; that the waiver of 3 required parking spaces will not materially affect parking on the street and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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Cal. No. 124-92-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story church building containing two chapels each having seating capacity of 172 seats with off-street parking space for 26 automobiles instead of the 29 required, on premises at 5430-42 W. Division Street, upon condition that the parking area shall be improved and maintained as stipulated in the resolution granted by the Board in Calendar No. 123-92-S; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lance Stokes
 APPEARANCES FOR: Saul R. Wexler
 APPEARANCES AGAINST:

CAL. NO. 125-92-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 1455-57 N. Wieland 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, Lance Stokes, owner, on April 29, 1992, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the legalization of an existing 2-story addition attached to the north side of a 2-story brick single-family dwelling, whose front yard is 9.2 feet instead of 12 feet and whose north side yard is 1.37 feet instead of 5.3 feet, on premises at 1455-57 N. Wieland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §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 June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 said use is located in an R5 General Residence District; that the subject site is a 53' x 102.2' lot with no alley access and is improved with a 2-story single-family dwelling with an existing 2-story addition attached to the north side of the residential structure; that the 2-story addition contains garage parking on the first floor; that the applicant purchased the subject property in June of 1986 for \$168,000; that the applicant entered into a contract with Doerner Construction Co. for the erection of the said 2-story addition; that the construction company was to obtain all necessary permits which were paid for by the applicant as stipulated in the contract; that the applicant subsequently learned that the permits were not obtained when served with stop orders by the City of Chicago; that construction work was completed on the addition by the end of April, 1989 and that checks totalling \$145,000 were cashed by the construction company; that the subject 2-story addition is presently the subject of a Third Party Complaint in the Circuit Court of Cook County, No. 90 MI 400909 and that said Complaint hereby made part of the record in this case; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 2-story addition is necessary to

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provide needed garage parking space and additional living space for the applicant; that the plight of the owner is due to unique circumstances in that the construction work was completed pursuant to certified plans of the architect without knowledge on the part of the applicant that the addition did not comply with zoning or that the required permits had not been issued; that the said 2-story addition will not impair an adequate supply of light and air to adjacent property and is compatible with other residential improvements on this block; 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 legalization of an existing 2-story addition attached to the north side of a 2-story brick single-family dwelling, whose front yard is 9.2 feet instead of 12 feet and whose north side yard is 1.37 feet instead of 5.3 feet, on premises at 1455-57 N. Wieland 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: Platinum Partnership, L.P.

CAL. NO. 126-92-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1992

PREMISES AFFECTED— 2512 N. Greenview 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, Platinum Partnership, L.P., for Anthony Bonomo and Mary Bonomo, owners, on April 20, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 5-dwelling unit building, whose front yard will be 6 feet instead of 14.4 feet and with no side yards instead of 11.3 feet each, on premises at 2512 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 113.16' x 120' parcel of land presently improved with a 1-story brick commercial building; that on February 25, 1992, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence specifically for the proposed 5-dwelling unit residential development and for the subdivision of this 13,579 sq. ft. parcel of land into 5 lots to accommodate the 5 dwelling units; that the applicant proposes to erect 5 attached 2-story single-family dwelling units with garage parking on the rear of the lots at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 5-dwelling unit building as designed on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 5-dwelling units are less than the amount permitted in the district, the proposed 2-story building requires greater land coverage with encroachment into the required front and side yards that would a yard-conforming multi-story rental apartment building; that the proposed 2-story 5-dwelling unit building with detached accessory

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Cal. No. 126-92-Z

garage parking is compatible with existing improvements in the area and that due to its location directly south of a playground, will not impair an adequate supply of light and air to adjacent properties and will not alter the essentially residential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 5-dwelling unit building, whose front yard will be 6 feet instead of 14.4 feet and with no side yards instead of 11.3 feet each, on premises at 2512 N. Greenview 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: James Argyropoulos
PEARANCES FOR: Philip J. Schmidd
PEARANCES AGAINST: Glyn Rostoker, et al.

CAL. NO. 127-92-Z
MAP NO. 1-G
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 203 N. Peoria Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James Argyropoulos, owner, on April 28, 1992, filed an application for a variation of the zoning ordinance to permit, in a C3-3 Commercial-Manufacturing District, the erection of a 2-story meat processing building, with no provision for the required 1 parking space and 1 loading dock, on premises at 203 N. Peoria Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.10-1, §9.11-2(1), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

WHEREAS, the district maps show that the premises is located in a C3-3 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-3 Commercial-Manufacturing District; that the subject site is a 5,546 sq. ft. parcel of land improved with a deteriorating 2-story brick commercial building with no loading dock or off-street parking spaces on the northeast corner of W. Lake Street and N. Peoria Street in the Fulton Market commercial area; that the applicant seeks to erect a 2-story building with a first floor height of 12 feet and a second story with a height of 9 feet at the subject site; that the applicant seeks a waiver of the one required 14 feet high by 10 feet wide loading berth and one required off-street parking space; that the applicant testified that his business consists of wholesale delivery of meat and is not, at the present, a meat-processing operation dealing with livestock or poultry; that the business operation consists of deliveries made in the early morning hours and late afternoon hours by 16-foot trucks which can be unloaded on the street by forklift machines driven directly into the trucks; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story building as designed does not allow enough height for the required loading dock and that inclusion of a loading dock would

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eliminate approximately 1,000 sq. ft. of business space in the building; that due to the size of the subject lot the design of the proposed building would have to be reduced to provide the one required off-street parking space; that the plight of the owner is due to unique circumstances in that the inclusion of the required loading dock and off-street parking space would eliminate building square footage for growth potential; that the variation, if granted, will not alter the essential character of the locality in that the waiver of the one required loading dock and off-street parking space will not materially affect existing business operations in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story meat processing building, with no provision for the required 1 parking space and 1 loading berth, on premises at 203 N. Peoria 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: Reuben Mendez
 APPEARANCES FOR: Peter Vrdolyak
 APPEARANCES AGAINST: Jeannette Baricevich

CAL. NO. 128-92-S
 MAP NO. 24-B
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 9601 S. Commercial 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, Reuben Mendez, owner, on April 21, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 1-story frame building, in a B4-1 Restricted Service District, on premises at 9601 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(6), §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 June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; 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 1½-story brick store and apartment building; that testimony presented indicates that the subject store premises has been occupied by a tavern for over 50 years; that the applicant purchased the subject property in August, 1992 and proposes to re-establish a tavern at the premises; that the proposed use is necessary for the public convenience at this location to continue to serve the tavern's patrons, the majority of which come from the local neighborhood; that the proposed tavern will be operated in such a manner to insure that the public health, safety and welfare will be adequately protected; that the applicant testified that there will be no live entertainment on the premises; that the hours of operation will be until 10:00 P.M. weekdays and to 2:00 A.M., weekends and closed on Wednesday; that the proposed tavern is compatible with the mixed business and residential uses in this block which also contains several vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

June 19, 1992

Cal. No. 128-92-S

Zoning Administrator is authorized to permit the re-establishment of a tavern in a 1-story frame building, on premises at 9601 S. Commercial Avenue, upon condition that there shall be no live entertainment on the premises; that the hours of operation shall be limited to 10 P.M., weekdays and to 2:00 A.M., weekends, and that the tavern shall be operated in a manner consistent with the protection of the public health, safety and welfare; 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: 3207, Inc.

CAL. NO. 129-92-S

APPEARANCES FOR: None

MAP NO. 9-K

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1992

PREMISES AFFECTED-- 3207 N. Cicero Avenue

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

ACTION OF BOARD--

Application dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: CMC Heartland Partners
PEARANCES FOR: Gregory H. Furda, Bridget O'Keefe
PEARANCES AGAINST: Barbara Chadwick, Arthur R. Cirignani, Richard C. Quaintance
PREMISES AFFECTED— 321-37 N. Desplaines Street
SUBJECT— Application for the approval of a special use.

CAL. NO. 130-92-S
MAP NO. 1-F
MINUTES OF MEETING
 June 19, 1992

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, CMC Heartland Partners, owner, on April 28, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 4,000 seat temporary outdoor performance stadium, in an M2-5 General Manufacturing District, on premises at 321-37 N. Desplaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-2, §10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

WHEREAS, the district maps show that the premises is located in an M2-5 General Manufacturing District;

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-5 General Manufacturing District; that the subject site is a 55,918 sq. ft. parcel of land bounded by Wayman Street on the south, Desplaines Street on the west, the METRA right-of-way on the north and Jefferson Street on the east; that the applicant seeks to establish a temporary outdoor performance stadium with a total seating capacity of 4,000 at the site; that companion special uses applications in Calendar Nos. 131-92-S and 132-92-S have been filed for the approval of the location and the establishment of off-site parking lots located at 346-62 N. Clinton Street and 321-337 N. Union Street for a total of 194 parking spaces; that the performance stadium will have approximately four music performances a week, consisting of soloists, small instrumental groups, etc. tentatively scheduled for Thursday, Friday and Saturday evenings and Sunday afternoons; that the proposed performance stadium will be managed by the China Club, 616 West Fulton Market; that the proposed use is necessary for the public convenience at this location because of a demonstrated need and demand for such a facility which would be the first of its kind within the City of Chicago; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be designed

MINUTES OF MEETING
 June 19, 1992
 Cal. No. 130-92-S

and operated in compliance with all applicable building, health, safety and environmental regulations of the City of Chicago; that the proposed project will not have an adverse impact on existing traffic and parking due to excess parking available in the surrounding neighborhood during the stadium's hours of operation (7 P.M. to 11 P.M., on Thursday, Friday and Saturday, and from 12 P.M. to 6 P.M., Sunday afternoons during May through September), the dispersal of locations of off-street parking facilities in the sixteen square block area surrounding the site which will assist in distributing the arrivals and departures of vehicles, the availability of numerous collector streets and nearby access to the Kennedy Expressway which will be capable of distributing traffic generated by the site, and required off-street parking facilities as provided for in Calendar Nos. 131-92-S and 132-92-S; that an organized security presence will provide crowd control within the stadium facility and in the surrounding neighborhood; that a vicinity maintenance plan developed by the applicant will provide for efficient removal of garbage from the adjacent areas; that the proposed stadium project will not cause substantial injury to the value of other property in the area because development of the site may generate additional commercial uses in the area, create a more aesthetically pleasing site than which currently exists, and will not conflict with existing commercial uses 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 establishment of a 4,000 seat temporary outdoor performance stadium, on premises at 321-37 N. Desplaines Street, upon condition the use shall be limited to an outdoor performance stadium for musical concerts and events with a maximum seating capacity of 4,000 persons per event, subject to the applicant providing parking equal in number to 10 percent of the outdoor performance stadium's seating capacity; that due to the applicant's current control of 194 off-street accessory parking spaces, as provided for in Calendar Nos. 131-92-S and 132-92-S, the applicant is authorized to have a seating capacity of 1940 seats, which can be increased up to and including 4,000 seats upon future approval of additional off-site accessory parking facilities by this Board; that at the beginning of each month during the concert season, the applicant or applicant's promoter shall submit a monthly security and traffic control plan to the Police District Commander's office of the 12th District and the Chicago Department of Transportation which shall include at a minimum the dates and times of each concert and the estimated number of attendees, the number of security personnel that will be on duty to direct traffic and control crowds on the day of each concert, the number of clean-up personnel that will be on duty, the location of parking areas that are reserved for concert patrons, and a description of how the applicant or promoter intends to direct traffic to parking areas; that the applicant or promoter shall notify the District Commander and Department of Transportation of any substantial changes in the monthly plan within a reasonable time after the change becomes known; that the hours of operation shall be limited to the hours between 7 P.M. and 11 P.M., Thursdays, Fridays and Saturdays and from 12 P.M. to 6 P.M., Sunday afternoons during May through September; that all noise shall be controlled so as not to become a nuisance to adjacent uses and the applicant shall evaluate noise mitigation measures to ensure that noise levels do not substantially exceed levels currently existing in the surrounding neighborhood; that such measures may include reorienting the stage, adding earth berms and sound buffers, installing acoustical fencing and restricting the decibel volumes of concert speakers; that the applicant shall provide landscaping in a manner consistent with the requirements of the Chicago Landscape Ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

MINUTES OF MEETING

June 19, 1992

Cal. No. 130-92-S

RESOLVED, that due to the novelty of the proposed use and the lack of existing information regarding its impact on surrounding areas, the applicant shall appear before the Zoning Board of Appeals prior to the start of the 1993 concert season to assess the first year's operations and refine the aforesaid conditions if necessary to cure unanticipated problems that may have a substantial impact on the surrounding neighborhood or a significant adverse impact on surrounding properties, and that this review shall not entail consideration as to whether the said stadium use is appropriate or necessary.

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

APPLICANT: CMC Heartland Partners
APPEARANCES FOR: Gregory H. Furda, Bridget O'Keefe
APPEARANCES AGAINST: Barbara Chadwick, Arthur R. Cirignani, Richard C. Quaintance

CAL. NO. 131-92-S
MAP NO. 1-F
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 346-62 N. Clinton 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, CMC Heartland Partners, owner, on April 28, 1992, 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 M2-5 General Manufacturing District, on premises at 346-62 N. Clinton Street, to fulfill the parking requirement for a proposed 4,000 seat temporary outdoor performance stadium at 321-37 N. Desplaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-2, §10.16-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

WHEREAS, the district maps show that the premises is located in M2-5 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-5 General Manufacturing District; that the subject site is a 322.67' by 90' parcel of land currently in use as a parking lot; that on June 19, 1992, the Board approved the applicant's special use application, Calendar No. 130-92-S, for the establishment of a 4,000 seat temporary outdoor performance stadium, on premises at 321-37 N. Desplaines Street; that the proposed off-site accessory parking lot is necessary for the public convenience at the subject site to serve the patrons of the said outdoor performance stadium to be located at 321-37 N. Desplaines Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will provide needed accessible parking spaces and will be compatible with existing 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

June 19, 1992

Cal. No. 131-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 346-62 N. Clinton Street, to fulfill the parking requirement for a proposed 4,000 seat temporary outdoor performance stadium at 321-37 N. Desplaines Street, 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 appropriate fencing shall be provided on the periphery of the lot, excepting the driveway; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that lighting shall be provided; that striping shall be provided; that ingress to and egress from the parking lot shall be from N. Clinton Street; that landscaping shall be provided in compliance with the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in compliance with the provisions and standards hereby established under this order and under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: CMC Heartland Partners **CAL. NO.** 132-92-S
APPEARANCES FOR: Gregory H. Furda, Bridget O'Keefe **MAP NO.** 1-F
APPEARANCES AGAINST: Barbara Chadwick, Arthur R. Cirignani, Richard C. Quaintaince **MINUTES OF MEETING**
June 19, 1992
PREMISES AFFECTED— 321-37 N. Union 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, CMC Heartland Partners, owner, on April 28, 1992, 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 M2-5 General Manufacturing District, on premises at 321-37 N. Union Street, to fulfill the parking requirement for a proposed 4,000 seat temporary outdoor performance stadium at 321-37 N. Desplaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-2, §10.16-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

WHEREAS, the district maps show that the premises is located in an M2-5 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-5 General Manufacturing District; that the subject site is a 317.76' x 82.50' parcel of land currently in use as a parking lot; that on June 19, 1992 the Board approved the applicant's special use application, Calendar No. 130-92-S for the establishment of a proposed 4,000 seat temporary outdoor performance stadium at 321-37 N. Desplaines Street, and special use application, Calendar No. 131-92-S for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at 346-62 N. Clinton Street, to fulfill the parking requirement for the aforesaid performance stadium; that the proposed parking lot is necessary for the public convenience at this location to serve the patrons of the outdoor performance stadium to be located at 321-37 N. Desplaines Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will provide needed accessible parking spaces and will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the

MINUTES OF MEETING

June 19, 1992

Cal. No. 132-92-S

neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 321-36 N. Union Street, to fulfill the parking requirement for a proposed 4,000 seat temporary outdoor performance stadium at 321-37 N. Desplaines Street, upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been complied with: that steel beam guard rails 2 feet high shall be provided on the periphery of the lot, excepting the driveways and the area adjacent to the 40 spaces that lie to the south of the existing guard rail, which are accessible off W. Wayman Street; that the balance of the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that lighting shall be provided; that striping shall be provided; that ingress to and egress from the parking lot shall be from W. Wayman Street and N. Union Street; that landscaping shall be provided in compliance with applicable provisions of the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in compliance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Henry Jennings

CAL. NO. 133-92-A

APPEARANCES FOR:

MAP NO. 10-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1992

PREMISES AFFECTED— 4239 S. Dr. Martin Luther King, Jr. Drive

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

ACTION OF BOARD—

Case continued to
September 18, 1992.

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: Hana Hovorka & Zaheer Razvi

CAL. NO. 134-92-A

APPEARANCES FOR:

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1992

PREMISES AFFECTED— 6501-07 N. Ashland Avenue

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

ACTION OF BOARD—

Case continued to
August 21, 1992.

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: Jon Colt
APPEARANCES FOR: Jon Colt
APPEARANCES AGAINST:

CAL. NO. 135-92-A
MAP NO. 3-K
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 4249-51 W. North Avenue

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

ACTION OF BOARD—

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

THE VOTE

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, Jon Colt, owner, on April 20, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile detailing shop including radio and alarm installation in a 2-story brick building, in a B3-1 General Retail District, on premises at 4249-51 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 June 19, 1992; 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 improved with a 1 and 2-story brick store and apartment building situated on a 50' x 125' lot; that the store portion of the building extends to the rear lot line; that the subject store premises was previously occupied by a tavern, a B4 use, which was operated by the appellant; that the appellant seeks to establish an automobile detailing shop including radio and alarm installation at the premises, a B4 use which requires an automobile repair shop license; that the use of the premises for automobile detailing and radio and alarm installation is a less intensive use at the site than the previous tavern use; that the change of use from a tavern to an automobile detailing shop including radio and alarm installation is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile detailing shop including radio and alarm installation in a 1 and 2-story brick building, on premises at 4249-51 W. North 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: Edward Toomey
 APPEARANCES FOR: Edward Toomey
 APPEARANCES AGAINST: William Hennessey

CAL. NO. 136-92-A
 MAP NO. 22-H
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 1739-45 W. 90th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Edward Toomey, for Gilbert and Jerry Purze, Eastern Development Co., owner, on April 30, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair business in a 1-story brick garage building, in an R2 Single-Family Residence District, on premises at 1739-45 W. 90th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992; 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 shaped 10,250 sq. ft. lot improved with a 1-story brick building currently vacant; that the subject site premises has been previously occupied by business uses, the last use having been an auto tune-up shop; that the applicant testified that the subject premises has been vacant for the past three years; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested at the subject site; that further, on February 29, 1984, the Circuit Court of Cook County, Illinois, in No. 83 MI 402753, issued a permanent injunction prohibiting the repair of automobiles and/or parking of automobiles at the subject site, effective as of February 29, 1984 until such time that the Chicago Zoning Ordinance be amended to permit such use on the subject site property; that no such amendment is currently in effect and the subject is still zoned R2 Single-Family Residence; that the aforesaid judicial order is hereby made part of the record in this case; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Randall J. Jazierski
APPEARANCES FOR: Randall J. Jazierski
APPEARANCES AGAINST:

CAL. NO. 137-92-A
MAP NO. 9-H
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 1906 W. Belmont Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Randall J. Jazierski, for Lorriane Mikolon, owner, on April 29, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a custom furniture production business in a 2-story brick and frame store and apartment building, in a B4-2 Restricted Service District, on premises at 1906 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §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 June 19, 1992; 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 said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story brick/frame store and apartment building; that the subject store premises have been previously occupied by business uses, the last use having been a wholesale wire and wire products business; that the appellant has leased the subject store premises for the last four years for his custom furniture production activities which in the last three months has developed in a business venture; that a real estate listing form by Jameson Realty Group on the property indicates that the zoning of the site as C1-2 Restricted Commercial; that the appellant rented the store premises believing that the property was classified as C1-2 zoning and that the said custom furniture production activity was a permitted use at the site; that the appellant employs two persons at the site; that the hours of operation are approximately 9 A.M. to 5 P.M. but are somewhat flexible; that although the subject site has been zoned B4-2 Restricted Service since the time of the adoption of the 1957 comprehensive amendment to the zoning ordinance, the change of use from a wholesale wire and wire products business to custom furniture production business does not constitute a more intensive use at the site and is a proper substitute of use under Section 6.4-7 of the zoning ordinance; that no violation

MINUTES OF MEETING

June 19, 1992

Cal. No. 137-92-A

of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a custom furniture production business in a 2-story brick and frame store and apartment building, on premises at 1906 W. Belmont 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: MGA Enterprises, Ltd.

CAL. NO. 138-92-A

APPEARANCES FOR:

MAP NO. 2-L

APPEARANCES AGAINST:

MINUTES OF MEETING
June 19, 1992

PREMISES AFFECTED— 750 S. Cicero Avenue

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

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

Case continued to
September 18, 1992.

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

APPLICANT: Alvin L. Bell, Jr.
PEARANCES FOR: Alvin L, Bell, Jr.
PEARANCES AGAINST:

CAL. NO. 139-92-S
MAP NO. 14-H
MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 6249-51 S. Western Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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, Alvin L. Bell, Jr. for Chicago City Bank, Tr. #11110, owner, on April 2, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick building, in a B2-2 Restricted Retail District (proposed B5-2 General Service District), on premises at 6249-51 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 1, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on May 26, 1992; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District (proposed B5-2 General Service District); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is located in a B5-2 General Service District; that on May 20, 1992 the City Council rezoned the site from B2-2 Restricted Retail to B5-2 General Service specifically for the proposed use; that the applicant presently operates a jewelry store located at at 6253 S. Western Avenue and intends to vacant that premises and relocate to the subject site where he intends to continue to operate the jewelry store business as well as the proposed pawn shop business; that the proposed pawn shop use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop in that daily reports of all merchandise received are filed with the district police command to insure against receipt of stolen property and that the proposed pawn shop will be operated in compliance with all applicable city and state regulations governing the operation of pawn shops; that no one appeared in opposition to the applicant's proposal; that the proposed pawn shop is compatible with existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

June 19, 1992

Cal. No. 139-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pawn shop in a 1-story brick building, on premises at 6249-51 S. Western Avenue, upon condition that that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through Saturdays; that reports of all merchandise received shall be filed daily with the district police command; that all applicable provisions of city and state ordinances shall be complied with; and that all other applicable city ordinances shall be complied with before a permit is issued.

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

APPLICANT: His Word to All Nations Full Gospel Church of Chicago

CAL. NO. 140-92-S

APPEARANCES FOR:

MAP NO. 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING
June 19, 1992

PREMISES AFFECTED— 1616 W. Pershing Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 21, 1992.

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: Angelo Loukas
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 141-92-A
 MAP NO. 9-G
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 3700 N. Sheffield Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Angelo Loukas, owner, on May 26, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 3-story brick building as 20-dwelling units due to no off-street parking, in an R5 General Residence District, on premises at 3700 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 22, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.12-2(9), §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 June 19, 1992; 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 on March 26, 1992, the City Council rezoned the subject site from R4 General Residence to R5 General Residence District; that the subject site is a 75' x 125' lot improved with a 3-story brick apartment building with English basement constructed sometime between 1910 and 1916; that the appellant has owned the building since 1976 and is seeking to re-instate 4 of the 5 dwelling units that were located in the English basement level of the said 3-story building; that the subject building presently contains 5 dwelling units on the first floor, 5 dwelling units each on the second and third floors and one unit in the English basement level; that testimony presented indicates that the appellant never intended to abandon the English basement dwelling units and was going to re-instate them after the rehabilitation work on the upper floor dwelling units was completed; that the appellant's architect testified that architectural details and building materials in the building indicate that dwelling units existed in the English basement level of the building since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the 3-story with English basement building at the subject site as 20 dwelling units with no off-street parking required, provided the building is brought into compliance with building code regulations; it is therefore

MINUTES OF MEETING

June 19, 1992

Cal. No. 141-92-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 certify the use of a 3-story building on premises at 3700 N. Sheffield Avenue, as 20 dwelling units with no off-street parking required, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; 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: Angelo Loukas
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 60-92-S
MAP NO. 9-G
MINUTES OF MEETING
June 19, 1992

PREMISES AFFECTED— 3701 N. Sheffield Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Stephen J. Luecking & Margaret Lanterman Luecking

CAL. NO. 66-92-Z

APPEARANCES FOR: Margaret Lanterman Luecking

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1992

PREMISES AFFECTED— 1934 W. Bradley Place

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, Stephen J. Luecking and Margaret Lanterman Luecking, owners, on March 4, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 22' x 24' detached accessory automobile garage with storage loft above in the required rear yard, whose height will be 18 feet instead of the maximum 15 feet, on premises at 1934 W. Bradley Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.6-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on March 20, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 30' x 125' lot improved with a 1½ story frame residence on the front of the lot and a frame two-car garage at the rear of the lot; that the applicant seeks to erect a new 22' x 24' detached accessory garage with a storage loft above which will be 3 feet above the maximum allowable 15 feet; 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 increased height of the proposed garage is necessary to provide a storage loft of sufficient size to hold possessions of the applicants which are currently stored in the basement and rear porch of the existing 1½-story single-family dwelling at the subject site; that the plight of the owner is due to the applicants' need for the existing basement and rear porch space, which is currently used for storage, for residential activities; that the proposed use will be compatible with other existing garage structures in this block; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

June 19, 1992

Cal. No. 66-92-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 22' x 24' detached accessory automobile garage with storage loft in the required rear yard, whose height will be 18 feet instead of the maximum 15 feet, on premises at 1934 W. Bradley 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: Good News Partners
 HEARANCES FOR: Rev. Arthur Ogle
 APPEARANCES AGAINST: Carol Goldman

CAL. NO. 49-92-S
 MAP NO. 19-H
 MINUTES OF MEETING
 June 19, 1992

PREMISES AFFECTED— 7632-34 N. Paulina 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, Good News Parters, owner, on January 21, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for 30 women and children and church-related activities on the 1st floor of a 1 and 2-story brick building, in a B3-3 General Retail District, on premises at 7632-34 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-3, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1992 after due notice thereof by publication in the Chicago Sun-Times on March 2, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that the subject site is a 48' x 120' lot improved with a 1 and 2-story brick commercial building; that the 1st story portion of the building was formerly occupied by an auto repair shop; that in order to expand the applicant's church activities for education, recreation and helping the homeless, they are seeking a special use approval for the establishment of a transitional shelter for 30 women and children and related church activities at the subject site; that the subject site will be properly renovated for use as a transitional shelter; that meals will be provided by a neighboring church congregation, that bathing and laundry facilities will be provided; that job training and counselling will be provided; that the proposed shelter will be staffed by a 24-hour supervisor and volunteer helpers; that the proposed use is necessary for the public convenience at this location to provide a needed service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed transitional shelter facility which will be meet all building code regulations and all applicable provisions of the municipal and state ordinances governing the establishment and operation of transitional shelter facilities and which will comply with

MINUTES OF MEETING
June 19, 1992
Cal. No. 49-92-S

the conditions and standards hereinafter set forth; that the proposed transitional shelter facility will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter for 30 women and children and church-related activities on the first floor of a 1 and 2-story brick building, on premises at 7632-34 N. Paulina Street, upon condition that the building is brought into compliance with all applicable building code regulations with plans and permits obtained indicating such compliance; that an assessment shall be made as to whether there are any underground tanks or asbestos located within the proposed shelter building; that the shelter must procure a qualified company to conduct a written environmental analysis to establish that the building is appropriate for use as a transitional shelter for women and children; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; that the shelter facility shall be limited to 30 beds; that alcohol, drugs and weapons are strictly prohibited; that the applicant shall hire a full-time director with at least two years of experience or the appropriate educational background; that the applicant shall hire a part-time social worker who staffs the facility for a minimum of 20 hours each week; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter facility 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 for 30 women and children or any increase in beds or the number of clients to be served, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: First Korean United Methodist Church

CAL. NO. 277-91-Z

APPEARANCES FOR:

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1992

PREMISES AFFECTED— 4844-50 N. Bernard Street

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		

MINUTES OF MEETING

June 19, 1992

Member Moore moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 17, 1992.

Maurice Rest

Secretary