

MINUTES OF THE SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS

held in the City Council Chambers on Monday, August 10, 1992

at 9:00 A.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

MINUTES OF MEETING

August 10, 1992

Member Fornelli moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 17, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCable-Miele and Moore. Nays- None.

* * * * *

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

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

APPLICANT: Paxton Landfill Corporation
HEARANCES FOR: Thomas Murphy
APPEARANCES AGAINST:

CAL. NO. 168-92-S

MAP NO. 28-C

MINUTES OF MEETING
August 10, 1992

PREMISES AFFECTED— Area bounded by E. 116th St., S. Oglesby Ave., E. 117th St., S. Yates Ave., E. 119th St. and S. Paxton Ave., commonly known as 11601 S. Paxton Ave.
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to November 20, 1992 for status.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Waste Management of Illinois, Inc. **CAL. NO.** 290-90-S

APPEARANCES FOR: Roger J. Kiley, Jr., Percy L. Angelo, **MAP NO.** 32-D,32-C,34-C
Daniel L. Houlihan

APPEARANCES AGAINST: Marian Byrnes, John Pastnik **MINUTES OF MEETING**
August 10, 1992

PREMISES AFFECTED-- Area bounded by E. 130th St. on the north, Little Calumet River on the east, City Limits on the south and the Calumet Expressway on the west, and commonly known as 13001-13745 S. Calumet Expressway.

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

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
Gigi McCabe-Miele
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Gigi McCabe-Miele	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

RESOLUTION:

WHEREAS, Waste Management of Illinois, Inc. (WMI), owner, on July 26, 1990, filed an application for the continuation of a special use under Article 11.10-5 of the zoning ordinance for the continued operation of an existing sanitary landfill and related uses, including liquid waste handling, transfer station, methane gas resource recovery, and waste storage treatment and resource recovery facilities, in an M3-3 Heavy Manufacturing District, which uses currently have a termination date of October 1, 1992, pursuant to the Board's resolution of May 14, 1992 under its Calendar No. 290-90-S, on premises bounded generally by E. 130th Street on the north, Little Calumet River on the east, City Limits on the south and the Calumet Expressway on the west, and commonly known as 13001-13745 S. Calumet Expressway (the "CID RDF site");

WHEREAS, after due notice a public hearing was held on this application by the Zoning Board of Appeals at its special meeting held on August 10, 1992; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard and considered the testimony, exhibits and arguments of the parties and being fully advised in the premises, finds:

1. That the subject property, consisting of approximately 400 acres of land, is generally bounded by E. 130th Street on the north, the Little Calumet River on the east, City Limits on the south and the Calumet Expressway on the west, and is commonly known as 13001-13745 S. Calumet Expressway.

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

MINUTES OF MEETING
August 10, 1992
Cal. No. 290-90-S

2. That Waste Management of Illinois, Inc., the applicant herein, has operated the subject property as a sanitary landfill and related uses pursuant to prior Resolutions authorized by the Zoning Board of Appeals in Cal. Nos. 201-75-S, 218-75-S, 302-78-S, 300-65-S, 18-70-S, 208-80-S, 268-80-S, 322-85-S, 290-90-S and subsequent extensions thereof.
3. That the May 14, 1992 Resolution under Cal. No. 290-90-S extended the special use to October 1, 1992.
4. That the applicant herein requests the continuation of the aforesaid sanitary landfill and related uses.
5. That on a monthly basis the subject site receives and processes approximately 40,000 cubic yards of solid waste from sources within the City of Chicago.
6. That estimates of remaining capacity vary depending on a number of factors including volume, type and composition of waste received. Currently these factors suggest a useful life capacity of approximately five (5) years from August 10, 1992. The related uses described herein including landfill closure activities may continue thereafter.
7. That the applicant's uses of the subject site are necessary for the public convenience at this location in that it is located in an area of heavy manufacturing uses, including other landfills; it will continue to provide within the City of Chicago a sanitary landfill to serve the continuing need for such facilities to accommodate refuse materials generated within the City of Chicago and will do so in the face of seriously diminishing landfill capacity within Chicago, the region, and the State.
8. That the applicant and the City of Chicago have entered into contracts whereby the applicant will furnish disposal sites as may be needed to handle City of Chicago construction waste, and bulk and municipal refuse.
9. That the uses in question are subject to the approval and regulations of the Department of Environment of the City of Chicago and of the Illinois and United States Environmental Protection Agencies; that the applicant has substantial experience in the operation of sanitary landfills and related uses such as those located at the subject site; and that the applicant has designed and implemented pollution control systems and an emergency response plan in conjunction with local emergency response departments thus insuring that the proposed use will be so operated in a manner that the public health, safety and welfare will be protected.
10. That the uses will not cause substantial injury to the value of other property in the neighborhood in which it is located; the site is located in an area where the dominant land use is heavy manufacturing and other landfill operations; the subject property is self-contained and because of the natural physical barriers around the site it is essentially isolated and buffered from other nearby properties.

MINUTES OF MEETING

August 10, 1992

Cal. No. 290-90-S

11. That the uses are within either the provisions of "Special Uses" or "Permitted Uses" as set forth in Article 10 of the Chicago Zoning Ordinance.

12. That the uses conform to the applicable regulations and standards of an M3-3 zoning district in which they are located.

13. That given the declining landfill capacity in the area and in the state as identified in the City of Chicago Solid Waste Management Plan, and the City of Chicago moratorium on new landfill construction, the uses are necessary to accommodate the waste disposal needs of the City of Chicago, and the area they serve.

14. That the applicant has initiated a request of the Federal Emergency Management Agency (FEMA) to obtain a Conditional Letter of Map Revision (CLOMR) for the flood plain maps which encompass the subject site based on persuasive evidence that the subject site is located outside the boundary of the 100 year flood plain; that the City of Chicago concurred with the applicant's application to FEMA; and that the applicant reasonably believes that FEMA will issue the requested CLOMR in due course.

15. That the uses are designed to minimize danger to the surrounding area from fires, spills or other operational accidents in that the site is extensively regulated by the U.S. and Illinois Environmental Protection Agency and the Department of Environment of the City of Chicago; the applicant has installed appropriate pollution control systems; the applicant has designed, implemented and instituted an Emergency Response Plan in conjunction with local emergency response departments including the City of Chicago Police Department; the subject site is monitored by 24 hour security; and the subject site is self-contained and because of the natural physical barriers around the site, the landfilling operation at the site is essentially isolated and buffered from other nearby properties by a buffer that exceeds 500 feet and the gas recovery plant at the site is buffered from other nearby properties by a buffer that exceeds 100 feet.

16. That the uses are so designed and located as to minimize the impact on existing traffic flow in the surrounding area in that there is only one entrance to the subject site on its west side, just north of 138th Street and this entrance can only be accessed from the Calumet Expressway; that there is no traffic related to the proposed use which flows through surrounding neighborhoods.

17. That the uses are designed and operated so as to minimize adverse impacts on air, land and water quality in that the applicant uses the best commercially available pollution control technology as evidenced by the clay liner which underlies the subject site, the inward gradient design of the landfill, the groundwater monitoring system, the application of daily cover on active portions of the landfill, the gas and leachate collection systems, and the surface water controls.

18. That the uses are located and operated so as to minimize adverse affects on the economic development potential of the area in that the subject site is surrounded by land uses that are primarily heavy industrial in character; that several of these uses are sanitary landfills which have been in operation for a number of years; and that the use is therefore consistent with these heavy industrial uses; it is therefore

MINUTES OF MEETING

August 10, 1992

Cal. No. 290-90-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the continuation of an existing sanitary landfill and related uses including liquid waste handling, transfer station and methane gas resource recovery and waste storage, treatment and resource recovery facilities, which uses currently have a termination date of October 1, 1992 pursuant to the Board's Resolution of May 14, 1992 under its Calendar No. 290-90-S, on premises in an area bounded generally by E. 130th Street on the north, Little Calumet River on the east, City Limits on the south and the Calumet Expressway on the west, and commonly known as 13001-13745 S. Calumet Expressway, upon the following conditions:

1. That the continuation of the landfill and related uses shall be limited to the geographic area bounded by E. 130th Street on the north, Little Calumet River on the east, City Limits on the south and the Calumet Expressway on the west, and commonly known as 13001-13745 S. Calumet Expressway.
2. That within 120 days from the date of this resolution, the applicant shall deliver a Conditional Letter of Map Revision ("CLOMR") from the Federal Emergency Management Agency confirming that all of the subject site is located outside the boundary of the 100 year flood plain.
3. The applicant shall obtain all permits and licenses required under the Chicago Municipal Code or State or Federal law.
4. That the applicant shall perform with due diligence all remedial actions described in the Corrective Action Report dated April 10, 1992, as amended from time to time, and shall provide reports of progress in carrying out said plan to the Chicago Department of Environment no later than one year from the date of this hearing and annually thereafter until said plan has been fully executed.
5. That the applicant shall submit a rodent and pest control plan to the Chicago Bureau of Rodent Control for review and approval within 90 days of the Zoning Board of Appeals hearing.
6. That the applicant shall perform with due diligence all applicable environmental protection and site security measures identified in its post-closure plan as submitted to the Illinois Environmental Protection Agency and Chicago Department of Environment as amended from time to time. In addition, the applicant shall give reasonable consideration to the inclusion of native prairie grass species as a final vegetative cover.
7. That the applicant provide engineering design materials regarding the landfilling site to the Department of the Environment for its next review of WMI's operating permit pursuant to Chapter 11 of the Chicago Municipal Ordinance.
8. That the special use shall terminate on August 10, 1996.

MINUTES OF MEETING

August 10, 1992

Cal. No. 290-90-S

9. That the operation shall at all times be conducted in conformance with the applicable regulations and permits of the Department of Environment of the City of Chicago, the Illinois and United States Environmental Protection Agencies and the performance standards established for the M3-1 to M3-5 Heavy Manufacturing Districts in the zoning ordinance; that the applicant shall comply with all applicable ordinances of the City of Chicago.

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

APPLICANT: Land and Lakes Company

CAL. NO. 291-90-S

APPEARANCES FOR: Daniel L. Houlihan

MAP NO. 34-D

APPEARANCES AGAINST:

MINUTES OF MEETING
August 10, 1992

PREMISES AFFECTED—

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

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
September 18, 1992.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

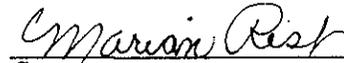
AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING
August 10, 1992

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 21, 1992.


Secretary

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 21, 1992

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

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCable-Miele
Thomas S. Moore

MINUTES OF MEETING

August 21, 1992

Member Moore moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on August 10, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCabe-Miele, and Moore. Nays- None.

* * * * *

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

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

APPLICANT: Jill Halpern
 APPEARANCES FOR: Kenneth Rosenberg, Jill Halpern
 APPEARANCES AGAINST:

CAL. NO. 169-92-Z
 MAP NO. 1-G
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 949 W. Huron Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Jill Halpern, owner, on June 1, 1992, filed an application for a variation of the zoning ordinance to permit the renovation and expansion of an existing 2½-story brick residential building containing non-conforming residential use below the 2nd floor, in a C1-3 Restricted Commercial District, by reducing the use from 5 to 3 dwelling units and constructing a 3-story addition to the rear containing parking on the ground floor and additional living space above, which addition will encroach into the required east side and rear yards and with parking space for 2 instead of 3 automobiles, on premises at 949 W. Huron 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, §7.8-5, §7.9-4, §7.12-2, §11.7-4(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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 1992; and

WHEREAS, the district maps show that the premises is located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is a 25' x 87'+ irregular shaped lot improved with a 2½-story brick 5 dwelling unit building; that the applicant proposes to deconvert and renovate the subject building from 5 dwelling units to 3 dwelling units and construct a 3-story addition at the rear containing garage parking for two automobiles and additional living space above; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the east side yard and rear yard variations requested are necessary in order to provide additional living space and garage parking space to make the conversion of the subject building to 3 dwelling units an economically viable project; that the plight of the owner is due to the irregular shape of this shallow lot which also does not provide sufficient

MINUTES OF MEETING
August 21, 1992
Cal. No. 169-92-Z

parking space for a third automobile; that the proposed 3-story addition will follow existing side walls of the building currently on the site and that the variations, if granted, will not alter the essential character of the locality which is undergoing residential development, and that the waiver of one required parking space will not materially affect street parking 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 renovation and expansion of an existing 2½-story brick residential building containing non-conforming residential use below the 2nd floor, by reducing the use from 5 to 3 dwelling units and construction of a 3-story addition to the rear containing parking on the ground floor and additional living space above, which addition will encroach into the required east side and rear yards and with parking space for 2 instead of 3 automobiles, on premises at 949 W. Huron 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: Susan Getzendanner

CAL. NO. 170-92-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 2053 N. Howe Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
October 16, 1992.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Henry Dropkowski
 APPEARANCES FOR: Henry Dropkowski
 APPEARANCES AGAINST:

CAL. NO. 171-92-Z
 MAP NO. 14-M
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 6031 S. Mason Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Henry Dropkowski, owner, on June 3, 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 46.8' 2nd story addition to a 1-story brick single-family dwelling, whose front yard will be 12.5 feet instead of 20 feet, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.59 instead of 0.50, on premises at 6031 S. Mason Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 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, §7.7-2, §7.8-2(2), §11.7-4(1), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 125.46' lot improved with a 1½-story bungalow-style single-family dwelling; that the applicant proposes to erect a 24' x 46.8' 2nd story 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 2nd story 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 need to provide additional bedroom space; that the variations, if granted, will not alter the essential character of the locality in that the proposed 2nd story addition will follow existing building lines and will be compatible with existing residential improvements in the block; it is therefore

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

MINUTES OF MEETING

August 21, 1992
Cal. No. 171-92-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 24' x 46.8' 2nd story addition to a 1-story brick single-family dwelling, whose front yard will be 12.5 feet instead of 20 feet, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.59 instead of 0.50, on premises at 6031 S. Mason 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: Sheldon Stern
 APPEARANCES FOR: Sheldon Stern
 APPEARANCES AGAINST:

CAL. NO. 172-92-Z
 MAP NO. 19-I
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 7415 N. Washtenaw Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sheldon Stern, owner, on June 9, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 20.65' x 24.90' addition above the attached garage portion of a 1 and 2-story brick single-family dwelling, whose north side yard will be 4.52 feet and with a south side yard of 4.54 feet instead of combined side yards of 12 feet and whose total floor area ratio will be approximately 0.63 instead of 0.50, on premises at 7415 N. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.6-1, §7.8-2(2), §11.7-4(1), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 55' x 119' lot improved with a 1 and 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 2nd story 20.65' x 24.90' addition above the existing attached 1-story garage portion of the 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 2nd story addition is necessary to meet the living space requirements of the applicant and his family; that the plight of the owner is due to the applicant's need for additional bedroom space for his large family; that the proposed addition will be within the approximate building lines of the existing 1-story attached garage and compatible with existing residential improvements in the block; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 21, 1992

Cal. No. 172-92-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 2nd story 20.65' x 24.90' addition above the attached garage portion of a 1 and 2-story brick single-family dwelling, whose north side yard will be 4.52 feet and with a south side yard of 4.54 feet instead of combined side yards of 12 feet and whose total floor area ratio will be approximately 0.63 instead of 0.50, on premises at 7415 N. Washtenaw 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: Tuvan Madanoglu
 APPEARANCES FOR: Tuvan Madanoglu
 APPEARANCES AGAINST:

CAL. NO. 173-92-Z
 MAP NO. 19-I
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 3107 W. Jarlath Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Tuvan Madanoglu, owner, on June 15, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 24' x 25' addition to the rear of a 2-story brick single-family dwelling, whose east side yard will be 2.70' and whose west side yard will be 3.20' instead of combined side yards of 9 feet and neither side yard less than 3 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3107 W. Jarlath Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.6-2, §7.8-2(2), §11.7-4(1), §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 124.51' lot improved with a small 2-story brick Georgian-style single-family residence; that the applicant proposes to erect a 2-story 24' x 25' addition to the rear of the existing residential building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2-story 24' x 25' addition is necessary to provide additional living space for the applicant and his family; that the plight of the owner is due the need for additional living space in this comparatively small Georgian-style single-family dwelling; that the variations, if granted, will not alter the essential character of the locality in that the proposed 2-story addition will follow existing building lines and that the existing single-family dwelling with the proposed 2-story addition will not impair an adequate supply of light and air to adjacent residential improvements; it is

MINUTES OF MEETING

August 21, 1992

Cal. No. 173-92-Z

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 24' x 25' addition to the rear of a 2-story brick single-family dwelling, whose east side yard will be 2.70' and whose west side yard will be 3.20' instead of combined side yards of 9 feet and neither side yard less than 3 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3107 W. Jarlath 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: Michael J. Mealer & Christine K. Mealer
 APPEARANCES FOR: Michael J. Mealer
 APPEARANCES AGAINST:

CAL. NO. 174-92-Z
 MAP NO. 13-M
 MINUTES OF MEETING
 August 21, 1991

PREMISES AFFECTED— 5133 N. Mason Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Michael J. Mealer & Christine K. Mealer, owners, on June 25, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story 24' x 44' addition to a 1-story brick single-family dwelling, whose front yard will be 14.83 feet instead of 19.8 feet, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.57 instead of 0.50, on premises at 5133 N. Mason Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.6-2, §7.7-2, §8.2(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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 123.91' lot improved with a 1-story with attic brick single-family dwelling; that the applicants propose to remove the existing attic and erect the proposed 2nd story 24' x 44' addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story 24' x 44' addition is necessary to provide additional living space to meet the needs of the applicant and family; that the plight of the owner is due to the need to provide additional bedroom and bath facilities; that the proposed 2nd story addition will not impair an adequate supply of light and air to adjacent properties and will be compatible with existing residential improvements in the block; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 21, 1992

Cal. No. 174-92-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 2nd story 24' x 44' addition to a 1-story brick single-family dwelling, whose front yard will be 14.83 feet instead of 19.8 feet, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.57 instead of 0.50, on premises at 5133 N. Mason 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: George and Elizabeth Mitchell
 APPEARANCES FOR: George Mitchell
 APPEARANCES AGAINST: LaVerne Malooly

CAL. NO. 175-92-Z
 MAP NO. 17-M
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 6601 N. Caldwell Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, George and Elizabeth Mitchell, for Cosmopolitan Bank, Tr. #29356, owner, on June 15, 1992, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a 1-story 1,232 sq. ft. addition to the rear of a 1-story brick single-family dwelling, whose northwesterly side yard will be 3 feet instead of 5 feet and whose rear yard will be 21.65 feet instead of 30 feet, on premises at 6601 N. Caldwell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.8-1(11), §7.9-1, §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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 1992; and

WHEREAS, the district maps show that the premises is located in an R1 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 R1 Single-Family Residence District; that the subject site is an 85' x 136' reversed corner lot improved with a 1-story brick single-family dwelling with attached 2-car garage; that the applicant proposes to erect a 1-story 1,232 sq. ft. addition to the rear and northwest of the existing single-family residence and to enlarge the existing 2-car garage, which is a permitted obstruction in the rear yard, to accommodate 3 automobiles; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 1,232 sq. ft. addition is necessary to provide additional bedroom space for the applicant and his family; that the plight of the owner is due to the configuration of the existing residential building on this reversed corner lot which necessitates the requested side yard and rear yard variations; that the proposed 1,232 sq. ft. 1-story addition will not impair an adequate supply of light and air to adjacent properties and will be compatible with existing residential improvements in the neighborhood; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 21, 1992

Cal. No. 175-92-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 1-story 1,232 sq. ft. addition to the rear of a 1-story brick single-family dwelling, whose northwesterly side yard will be 3 feet instead of 5 feet and whose rear yard will be 21.65 feet instead of 30 feet, on premises at 6601 N. Caldwell 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: Kenneth C. Whitener

CAL. NO. 176-92-Z

APPEARANCES FOR: John P. Stephens

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 825 W. Belden Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Kenneth C. Whitener, for First National Bank of Cicero, Tr. #10192, owner, on June 18, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story addition to the rear of a 2-story brick single-family dwelling, with no east side yard instead of 2.5 feet, whose rear yard will be 22 feet instead of 30 feet and which addition will result in a 10% (342 sq. ft.) 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 825 W. Belden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §7.8-4, §7.9-4, §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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 25' x 115' reversed corner lot improved with a 3-dwelling unit building which is in the process of being converted to a single-family residence; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in an 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 Section 6.4-2(1)"; that the applicant proposes to construct a 1-story enclosed breezeway addition to the rear of the building being renovated into a single-family dwelling with a new accessory garage with roof deck to be located at the rear of the lot, which breezeway addition will total 342 sq. ft. and exceeds by 10% 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

MINUTES OF MEETING

August 21, 1992

Cal. No. 176-92-Z

be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the east side yard and rear yard variations requested are necessary to construct a functional breezeway connection to the accessory garage; that the plight of the owner is due to the practical difficulties inherent in the construction of the proposed enclosed breezeway because of the shallow depth of the subject site lot and design of the single-family dwelling currently being renovated; that the variations, if granted, will not alter the essential character of the locality in that the proposed 1-story breezeway addition will be compatible with existing residential improvements in the neighborhood, many of which do not comply with the yard requirements of the zoning ordinance and that the proposed addition will not impair an adequate supply of light and air to adjacent property; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story addition to the rear of a 2-story brick single-family dwelling, with no east side yard instead of 2.5 feet, whose rear yard will be 22 feet instead of 30 feet and which addition will result in a 10% (342 sq. ft.) 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 825 W. Belden Avenue, upon condition that sufficient space shall be provided in the accessory garage for trash receptacles; 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: Robert Glade
 APPEARANCES FOR: John J. Pikarski, Jr., Robert Glade
 APPEARANCES AGAINST:

CAL. NO. 177-92-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 2020 N. Oakley Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Robert Glade, owner, on June 11, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 2nd story 20.87' x 24' addition above the rear 1-story garage attached to a brick 2-story retail store and two dwelling unit building, with no rear yard instead of 30 feet and which addition results in an 11% (500 sq. ft.) 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 2020 N. Oakley 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, §7.6-3, §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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 24' x 100' lot improved with a brick 2-story retail store and 2 dwelling unit building, including the said 2nd story 20.87' x 24' addition above the rear 1-story attached garage; 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 Section 6.4-2(1)"; that the said 2nd story 20.87' x 24' addition totals 500 sq. ft. and exceeds by 11% 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 the said 2nd story addition is necessary to provide a studio facility

MINUTES OF MEETING

August 21, 1992

Cal. No. 177-92-Z

for the applicant, who is an artist and who also resides in the subject building; that the plight of the owner is due to unique circumstances in that the applicant is seeking to legalize the existing 2nd story studio addition which was constructed without the necessary building permit; that the said addition which is located above the existing 1-story garage and which follows existing building lines is compatible with 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 a 2nd story 20.87' x 24' addition above the rear 1-story garage attached to a brick 2-story retail store and two dwelling unit building, with no rear yard instead of 30 feet and which addition results in an 11% (500 sq. ft.) 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 2020 N. Oakley Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Kenneth M. Pasiewicz
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 178-92-Z
 MAP NO. 12-L
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 5250, 5256 and 5258 W. 54th Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kenneth M. Pasiewicz, for Stanley and Mary Bednarz, owner, on June 24, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of three 2-story single-family dwellings, whose front yards will be 5 feet instead of 9.17 feet and whose rear yards ill be 11.19 feet instead of 30 feet, on premises at 5250, 5256 and 5258 W. 54th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.7-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 presently composed of 3 lots, 25' x 76.19+' each, with no alley access and situated at the northeast corner of S. Lockwood and W. 54th Street; that on June 29, 1992, the City Council rezoned the subject site from R3 General Residence to R4 General Residence and approved a subdivision into 3 lots for the proposed residential project; that the applicant proposes to erect a 2-story single-family dwelling with garage parking on the ground level on each of the 3 lots; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front and rear yard variations requested are necessary to construct marketable single-family dwellings containing adequate, habitable living space; that the plight of the owner is due to the shallow depth of the subject lots and that the design of the single-family dwellings requires front stairways, of which some steps are over 4 feet high which is not allowed under the zoning ordinance as a permitted obstruction in a front yard, hence requiring a front yard variation; that the proposed single-family dwellings, as designed, will be compatible with existing improvements in the neighborhood; and that the

MINUTES OF MEETING
August 21, 1992
Cal. No. 178-92-Z

variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of three 2-story single-family dwellings, whose front yards will be 5 feet instead of 9.17 feet and whose rear yards will be 11.19 feet instead of 30 feet, on premises at 5250, 5256 and 5258 W. 54th 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: Thomas R. Monahan

CAL. NO. 179-92-Z

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 1038 N. LaSalle Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
October 16, 1992.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Bread of Life Missionary Baptist Church
 APPEARANCES FOR: Patricia Eggleston
 APPEARANCES AGAINST:

CAL. NO. 180-92-S
 MAP NO. 14-H
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 1924 W. 63rd Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bread of Life Missionary Baptist Church, owner, on June 18, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 428-seat church building, in a B4-2 Restricted Service District, on premises at 1924 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §8.3-4, §8.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 125' x 120' lot situated on the northwest corner of S. Winchester Avenue and W. 63rd Street; that the applicant church is presently located at 1911 W. 63rd Street; that the applicant has outgrown its present facility and seeks to erect a new 428-seat church building at the subject site; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will comply with all applicable building code regulations and which will provide adequate off-street parking spaces at 1900 W. 63rd Street and 1911 W. 63rd Street, as provided for in companion applications 182-92-S and 183-92-S, respectively; that the establishment of a church at the subject site, with appropriate landscaping and off-street parking facilities, 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

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 428-seat church building, on

MINUTES OF MEETING
August 21, 1992
Cal. No. 180-92-S

premises at 1924 W. 63rd Street, upon condition that required off-street parking spaces shall be located at 1900 W. 63rd Street and 1911 W. 63rd Street, as provided for in companion applications 182-92-S and 183-92-S respectively; and that all applicable ordinances of the City of Chicago, including the Chicago Landscape Ordinance, shall be complied with before a permit is issued.

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

APPLICANT: Bread of Life Missionary Baptist Church
 APPEARANCES FOR: Patricia Eggleston
 APPEARANCES AGAINST:

CAL. NO. 181-92-Z
 MAP NO. 14-H
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 1924 W. 63rd Street

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

ACTION OF BOARD—

THE VOTE

Variation granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bread of Life Missionary Baptist Church, owner, on June 18, 1992, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 428-seat church with off-street parking for 30 instead of 36 automobiles, on premises at 1924 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 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, §8.11-1(4), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 125' x 120' lot on the northwest corner of S. Winchester Avenue and W. 63rd Street; that on August 21, 1992, the Zoning Board of Appeals approved the applicant's special use application for the erection of a 428-seat church at the subject site, in Calendar No. 180-92-S; that the applicant proposes to establish off-street parking facilities at 1900 W. 63rd Street and 1911 W. 63rd Street, as provided for in companion applications 182-92-S and 183-92-S, respectively; that the applicant is seeking in this application to waive 6 of the required 36 off-street parking spaces; 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 design of the proposed 428-seat church at the subject site necessitates the requested waiver in the number of required off-street parking spaces; that the plight of the owner is due to the necessity of providing parking spaces to fulfill the off-street parking requirements of the zoning ordinance; that the waiver of 6 of the required 36 off-street parking spaces will not materially affect street parking in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

August 21, 1992

Cal. No. 181-92-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 428-seat church with off-street parking for 30 instead of 36 automobiles, on premises at 1924 W. 63rd Street, upon condition that the 30 required parking spaces shall be provided on sites located at 1900 W. 63rd Street (7 spaces) and 1911 W. 63rd Street (23 spaces), in Calendar Nos 182-92-S and 183-92-S, respectively; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit issued.

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

APPLICANT: Bread of Life Missionary Baptist Church
 APPEARANCES FOR: Patricia Eggleston
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1900 W. 63rd Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 182-92-S
 MAP NO. 14-H
 MINUTES OF MEETING
 August 21, 1992

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Bread of Life Missionary Baptist Church, owner, on June 18, 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 7 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 1900 W. 63rd Street, to fulfill the parking requirement for a proposed 428-seat church at 1924 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §8.3-4, §8.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 39.01' x 120' lot; that on August 21, 1992, the Board approved the erection of a 428-seat church building at 1924 W. 63rd Street in Calendar No. 180-92-S and the establishment of off-street parking for 30 instead of 36 automobiles, in Calendar No. 181-92-Z; that the applicant seeks to establish a parking lot for 7 automobiles at the subject site; that the proposed use is necessary for the public convenience at this location to partially fulfill the parking requirement for the proposed 428-seat church at 1924 W. 63rd 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 is located at the east end of this block of W. 63rd Street and is 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

MINUTES OF MEETING

August 21, 1992

Cal. No. 182-92-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 7 private passenger automobiles, on premises at 1900 W. 63rd Street, to partially fulfill the parking requirement for a proposed 428-seat church at 1924 W. 63rd Street, upon condition that no use shall be made of the premises for the use requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the parking lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails, 2 feet high, shall be erected on the periphery of the lot, excepting the driveway; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Wolcott Avenue; that the alley abutting the site to the north shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; 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 certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Bread of Life Missionary Baptist Church
 APPEARANCES FOR: Patricia Eggleston
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1911 W. 63rd Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 183-92-S
 MAP NO. 14-H
 MINUTES OF MEETING
 August 21, 1992

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bread of Life Missionary Baptist Church, owner, on June 18, 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 23 private passenger automobiles, in a B4-2 Restricted Service District, on premises at 1911 W. 63rd Street, to fulfill the parking requirement for a proposed 428-seat church at 1924 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 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, §8.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 78.54' x 135' lot improved with a 2-story building currently occupied by the applicant church and with an on-site parking lot for 23 automobiles; that on August 21, 1992, the Board approved the erection of a 428-seat church building at 1924 W. 63rd Street, with off-street parking for 30 instead of 36 automobiles, in Calendar Nos. 180-92-S and 181-92-Z, respectively, and for the establishment of off-site accessory parking for 7 automobiles at 1900 W. 63rd Street, to partially fulfill the parking requirement for the said church, in Calendar No. 182-92-S; that the applicant proposes to continue to use the existing 2-story building at the subject site for Sunday School activities and the existing 23 automobile parking spaces to fulfill the parking requirement for the said church; that the proposed use of the 23 parking spaces at the subject site is necessary for the public convenience at this location to fulfill the parking requirement for the 428-seat church to be located at 1924 W. 63rd 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 maintained under the conditions

MINUTES OF MEETING

August 21, 1992

Cal. No. 183-92-S

hereinafter set forth; and that the continued use of the subject portion of the site as a parking lot 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

RESOVLED, 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 23 private passenger automobiles, on premises at 1911 W. 63rd Street, to fulfill the parking requirement for a proposed 428-seat church at 1924 W. 63rd Street, upon condition that the parking lot area shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parking upon said lot at any time; 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 steel beam guard rails, 2 feet high, shall be erected on the periphery of the lot, excepting the driveway; that striping shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from W. 63rd Street; that the driveway shall be constructed in accordance with applicable ordinances; that the alley abutting the site to the south shall not be used for ingress nor for egress; 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 certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the said parking lot in conformance 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 806

APPLICANT: LaSalle Northwest National Bank
 APPEARANCES FOR: David Kallick
 APPEARANCES AGAINST:

CAL. NO. 184-92-S
 MAP NO. 9-K
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 3946-52 N. Milwaukee Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, LaSalle Northwest National Bank, owner, on June 10, 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 a B5-2 General Service District, on premises at 3946-52 N. Milwaukee Avenue, to serve a bank located at 4747 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 9, 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, §8.3-5, §8.4-5, §8.11."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 1992; and

WHEREAS, the district maps show that the premises is located in a 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 to be located in a B5-2 General Service District; that the subject site is a 36,622 sq. ft. irregular shaped parcel of land currently improved with an auto body shop building; that the applicant proposes to demolish the existing building and establish an off-site accessory parking lot at the site; that the proposed use is necessary for the public convenience at this location to provide off-street parking for the employees of the applicant bank located at 4747 W. Irving Park Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use will help alleviate on-street parking in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3946-52 N. Milwaukee Avenue, to serve a bank located at 4747 W. Irving Park Road, upon condition that no use

MINUTES OF MEETING

August 21, 1992

Cal. No. 184-92-S

shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by chain link fencing on the west, east and north lot lines, excepting the driveways and by solid wood fencing on the south lot line to screen the facility from abutting residential properties; that concrete wheel stops shall be provided within the fencing on the east side of the site; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be via driveways located on N. Milwaukee Avenue; that the driveways shall be constructed in compliance with applicable ordinances; that the alley located to the south shall not be used for ingress nor for egress; that the parking lot shall be securely locked at all times when not in use by the applicant bank; 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 certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Alfred Sayegh
 APPEARANCES FOR: Gary I. Wigoda, Alfred Sayegh
 APPEARANCES AGAINST:

CAL. NO. 185-92-Z
 MAP NO. 17-H
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 2033 W. Morse Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Alfred Sayegh, owner, on June 23, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a 3-story 10.56' x 12.47' addition to the southwest corner of a brick 3-story with high basement 3-dwelling unit building, whose west side yard is .02 foot instead of 4 feet and which addition results in a 7% (395 sq. ft.) 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 2033 W. Morse Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.6-4, §7.8-4, §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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 said use is located in an R4 General Residence District; that the subject site is a 40' x 125' lot improved with a 3-story with high basement 3 dwelling unit building including the subject 3-story 10.56' x 12.47' addition to the southwest corner of said building; that the applicant has owned the subject building for the past 24 years; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in an 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 Section 6.4-2(1)"; that the said three-story addition totals 395 sq. ft. and exceeds by 7% the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment of 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 addition

MINUTES OF MEETING

August 21, 1992

Cal. No. 185-92-Z

enclosed approximately one-half of each of the rear porches in this 3 dwelling unit building and is necessary to meet living space needs of the tenants; that the plight of the owner is due to unique circumstances in that the said 3-story addition was constructed without the necessary permits at a time prior to the purchase of the subject building by the applicant and that the applicant had no knowledge at the time of purchase that the addition was illegally constructed; that the said 3-story 10.56' x 12.47' addition is compatible with the existing multi-dwelling unit buildings in the 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 a 3-story 10.56' x 12.47' addition to the southwest corner of a brick 3-story with high basement 3-dwelling unit building, whose west side yard is .02 foot instead of 4 feet and which addition results in a 7% (395 sq. ft.) 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 2033 W. Morse 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: Tom LoPresti & Patti Malk
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 186-92-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 2616 N. Marshfield Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Tom LoPresti & Patti Malk, owners, on June 22, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an attic dormer on the north side of a 2½-story frame 4-dwelling unit building on the front of the lot additionally improved with a rear 1½-story frame residential building, whose front yard will be 11.9' instead of 25.93', whose north side yard will be 0.38' instead of 7.35' and which addition will result in a 6% (310 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2616 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.6-3, §7.7-3, §7.8-3, §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 124.55' lot improved with a 2½-story frame 4-dwelling unit building on the front of the lot additionally improved with a rear 1½-story frame residential building; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in an 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 Section 6.4-2(1)"; that the applicants propose to dormer the existing attic on the north side of the 2½-story frame 4 dwelling unit building, which dormer will allow the building to be duplexed between the second and attic floors resulting in a 310 sq. ft. of 6% increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question

MINUTES OF MEETING

August 21, 1992

Cal. No. 186-92-Z

cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide light and ventilation in the attic dormer in order to make the duplexed second floor a marketable dwelling unit; that the plight of the owner is due to the construction of the dormer addition being started without the necessary building permit and that the applicants now seek to legalize the construction work; that the variations, if granted, will not alter the essential character of the locality in that the dormer addition will be compatible with existing residential improvements on this block, many of which do not comply with the front and north side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an attic dormer on the north side of a 2½-story frame 4-dwelling unit building on the front of the lot additionally improved with a rear 1½-story frame residential building, whose front yard will be 11.9' instead of 25.93', whose north side yard will be 0.38' instead of 7.35' and which addition will result in a 6% (310 sq. ft.) increase in the amount of floor area existing prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 2616 N. Marshfield 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: Jeffrey B. Gelman
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 187-92-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 2657 N. Southport Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Jeffrey B. Gelman, owner, on June 29, 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 4-dwelling unit townhouse building, with no west front yard instead of 15 feet, whose south side yard will be 1.65 feet instead of 3.3 feet and with no east rear yard instead of 30 feet, on premises at 2657 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 33' x 125' unimproved lot situated on the southeast corner of N. Southport Avenue and W. Schubert Avenue; that the applicant proposes to erect a 2-story 4-dwelling unit townhouse building with enclosed automobile parking garages; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide adequate living space in the proposed townhouse dwellings units that will make them marketable; that the plight of the owner is due to unique circumstances in that the proposed 2-story 4-dwelling unit townhouse building requires greater horizontal land coverage and encroachment into the front, side and rear yards that would a yard-conforming multi-story rental apartment building; that the variation, if granted, will not alter the essential character of the locality in that the proposed development will be compatible with the existing residential improvements in the neighborhood; it is therefore

MINUTES OF MEETING

August 21, 1992

Cal. No. 187-92-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 2-story 4-dwelling unit townhouse building, with no west front yard instead of 15 feet, whose south side yard will be 1.65 feet instead of 3.3 feet and with no east rear yard instead of 30 feet, on premises at 2657 N. Southport Avenue, upon condition that there shall be a designated area on site for garbage pickup; 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: Daniel & Elaine Simkowski
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST: Mary FitzPatrick, et al.

CAL. NO. 188-92-Z
 MAP NO. 9-K
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 3753 N. Kilbourn Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
	x	
x		

THE RESOLUTION:

WHEREAS, Daniel & Elaine Simkowski, owners, on June 2, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a full 2nd story and partial attic level addition to a 1-story brick single-family residence, with no front yard instead of 10.5 feet, with no north side yard instead of 6.07 feet and whose rear yard will be 14 feet instead of 30 feet, on premises at 3753 N. Kilbourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.7-3, §7.8-3, §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 August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 an irregular 2,353 sq. ft. lot improved with a 2-story with attic single-family dwelling with 2 garage entries on the ground floor level fronting on N. Kilbourn Avenue; that on April 21, 1989, the Board granted a variation to the previous owner, Thomas Liskowski, to permit the erection of a full 2nd story addition to a 1-story brick former commercial garage, all of which will be used as a single-family dwelling, with no front yard instead of 10.5 feet, with no north side yard instead of 5 feet and whose rear yard will be 14 feet instead of 30 feet, at the subject site, in Calendar No. 81-89-Z; that the Liskowski plans were approved by the Building Department and permit was issued on October 18, 1990; that on January 31, 1992, the Building Department revoked the permit indicating that the reason was for the failure to commence work within the 6 months of the permit's issuance; that on March 20, 1992 the Board granted an extension of time to April 15, 1992 in order to obtain reinstatement of the original building permit; that applicant Simkowski testified that he did not think there was any problem with the subject building when he purchased it from Liskowski and his contractor proceeded with the work under the plans previously approved and the issued permit until he received

MINUTES OF MEETING

August 21, 1992

Cal. No. 188-92-Z

notice from the City to stop work; that the attic portion of the addition is substantially different than that depicted on the plans approved in Calendar No. 81-92-Z, thus necessitating the instant application; that the height of the subject residential building is 29'9"; that the height of the residential building at 4455 W. Grace Street, directly north of the subject site, is 30' to peak and situated 24 feet from the subject site residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions in this district in that the said addition is necessary to meet the living space requirements of the applicants; that although the opposition testified that they believed the height of the constructed addition is too high for the size of the building on the subject site, in fact, the Zoning Ordinance does not contain restrictions on the heights of buildings; that the allowable floor area ratio and economics dictate heights of buildings; that the subject building meets the allowable floor area ratio for the district; that the plight of the owner is due to the shallow depth of this irregular lot which necessitates the yard variations requested in order to provide for additional living space; that the variations, if granted, will not alter the essential character of the locality in that the said addition was constructed within the allowable floor area ratio for the R3 General Residence District; that testimony presented indicates the addition will cause no impairment of sunlight to the property at 4455 W. Grace Street; and that the said addition is compatible with existing residential improvements in the block, all of which do not comply with yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a full 2nd story and partial attic level addition to a 1-story brick single-family residence, with no front yard instead of 10.5 feet, with no north side yard instead of 6.07 feet and whose rear yard will be 14 feet instead of 30 feet, on premises at 3753 N. Kilbourn 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: Charles Rizzo/Skyline Design
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST:

CAL. NO. 189-92-A
MAP NO. 2-F
MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 105 W. Adams Street

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Aspidistra Bookshop, Inc.
 APPEARANCES FOR: Dennis M. Sarsany
 APPEARANCES AGAINST:

CAL. NO. 190-92-A
 MAP NO. 7-F
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 2630 N. Clark Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Aspidistra Bookshop, Inc., for Herbert Levin, owner, on June 4, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license for the sale of used books in an existing new and used books store in a 1-story brick store building, in a B3-2 General Retail District, on premises at 2630 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 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, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-2 General Retail District; that the appellant sells new and used books and has been located in the 1-story brick store building at the subject site for the past 17 years; that on September 8, 1986 the City Council rezoned the subject site from B5-4 General Service District to B3-2 General Retail, which made the said use at the subject site a legal non-conforming use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a second-hand dealer license for the sale of used books in an existing new and used book store in a 1-story brick building, on premises at 2630 N. Clark Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Rubin Brothers, Inc.
 APPEARANCES FOR: David Sugar
 APPEARANCES AGAINST:

CAL. NO. 191-92-A
 MAP NO. 6-F
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 2241 S. Halsted 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X	
X		

THE RESOLUTION:

WHEREAS, Rubin Brothers, Inc., for LaSalle National Bank, Tr. #10-32075-09, owner, on June 5, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an existing advertising sign painted on the north wall of a 6-story brick building due to its being within 500 feet of an expressway and visible therefrom, in an M3-4 Heavy Manufacturing District, on premises at 2241 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 the City of Chicago, specifically, §10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992; and

WHEREAS, the district maps show that the premises is located in an M3-4 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M3-4 Heavy Manufacturing District; that the subject site is improved with a 6-story commercial/manufacturing building located adjacent to the elevated section of the Dan Ryan Expressway; that an advertising sign is painted on the north wall of the building in the upper eastern section of the wall and advertises "WGCI Radio Station on FM broadcaster"; that on October 17, 1992, the Zoning Administrator issued the appellant a notice that the said sign is in violation of Section 10.14(5) of the zoning ordinance, which prohibits advertising signs within 500 feet of an expressway; that a subsequent permit application was denied pursuant to said Section; that the appellant presented leases as evidence that indicate an advertising sign has existed on the north wall of the subject building since 1956, before the establishment of the Dan Ryan Expressway; that the leases also indicated the sign size to be 880 sq. ft. from 1962 until 1974 and that the subsequent leases indicate the sign size to be 2,600 sq. ft.; that the original lease provided for advertising signs on both the north and south walls, but from 1965, only the north wall; and

WHEREAS, the Board's records indicate on October 13, 1964, in Calendar No. 553-64-A,

MINUTES OF MEETING
August 21, 1992
Cal. No. 191-92-A

the Board denied the Beverly Sign Company's appeal from the decision of the Office of the Zoning Administrator to remove advertising signs painted on the north and south sides of the subject building due to their being within 400 feet of the Dan Ryan Expressway, finding, in part, that the departure from the text obliterates the original use and that there would no longer be existing a lawful non-conforming use; that the Board's decision in said case stated that the signs violated Section 10-14(4) of the Chicago Zoning Ordinance and were not legal non-conforming uses as the term is used in Article 6 of said Ordinance and authorized the Zoning Administrator to issue a directive to cause the signs to be removed immediately; and

WHEREAS, Members Spingola, Martin and McCabe-Miele find that the subject advertising sign is not a non-conforming use and has existed illegally since the Board's 1964 ruling in Calendar No. 553-64-A pursuant to Section 11.3-4 of the zoning ordinance; that the appellant's partial reliance on the 1990 amendment to the zoning ordinance regarding non-conforming signs, Section 6.7-1, is without merit, in that said section refers to lawfully erected signs pursuant to a permit lawfully issued and that the appellant produced no such permit in this case; that the leases indicate one of the two signs was removed shortly after the Board's 1964 ruling, but that the subject sign remained and was even increased in 1974 from 880 sq. ft. to 2,600 sq. ft. without permit; and that the appellant has established no legal basis of its appeal within the terms of the zoning ordinance; Members Fornelli and Moore find that the appellant should be permitted an advertising sign but not exceeding 880 sq. ft.; 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: Michael P. Hill
 APPEARANCES FOR: Michael P. Hill
 APPEARANCES AGAINST:

CAL. NO. 192-92-A
 MAP NO. 5-G
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 1056 W. Webster 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Michael P. Hill, owner, on July 16, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a liquor license for liquor service incidental to the sale of food in an existing non-conforming restaurant in a 1-story brick building, in an R4 General Residence District, on premises at 1056 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 the City of Chicago, specifically, §7.3-4, §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 August 21, 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 improved with an existing non-conforming restaurant, known as "Zizzi's", in a 1-story brick building; that the subject premises has been occupied by a restaurant since 1975; that the appellant seeks a liquor license for liquor service incidental to the sale of the food in the existing non-conforming restaurant at the site; that the proposed liquor service limited to a service bar only may be considered accessory to the principal restaurant operation; that the hours of operation of the restaurant will remain the same, 11 A.M. to 11 P.M, Mondays through Thursdays, 8 A.M. to Midnight, Fridays and Saturdays, 8 A.M. to 9 P.M., Sundays; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a liquor license for liquor service accessory and incidental to the sale of food in an existing non-conforming restaurant in a 1-story brick building, on premises at 1056 W. Webster Avenue, upon condition that the sale of liquor on the premises shall be limited to a service bar only and that there shall be no sit-down bar service; that the sale of liquor shall be limited to the restaurant's operating hours of 11 A.M. to 11 P.M., Mondays through Thursdays, 8 A.M. to Midnight, Fridays and Saturdays, and 8 A.M. to 9 P.M., Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Chicago Printmakers Collaborative
 APPEARANCES FOR: Deborah Lader
 APPEARANCES AGAINST:

CAL. NO. 193-92-A
 MAP NO. 7-H
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 1101 N. Paulina Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
A	o	s t a i n
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Chicago Printmakers Collaborative, for Mike Spingola, owner, on June 19, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an artist's studio in a 4-story brick multi-dwelling loft-style building, in an R4 General Residence District, on premises at 1101 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 9, 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, §7.3-4, §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 August 21, 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 4-story brick loft-style building; that the applicant occupies a portion of the 2nd floor in the building, which studio offers an environment where artists can use the facility and pursue their artwork and interact with others doing the same; that on June 26, 1969, the Board sustained an appeal permitting issuance of a certificate of occupancy for a silk screen processing business in the subject building, in Calendar No. 96-69-A; that the aforesaid use ceased operation in 1984 but other light manufacturing uses remained active in the subject loft building; that the use of the premises as a collaborative artist's studio is a proper use of the premises 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 an artist's studio in a 4-story brick multi-dwelling loft-style building, on premises at 1101 N. Paulina 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: Chicago Double Drive-Thru, Inc, by Bernard Citron
APPEARANCES FOR: CAL. NO. 194-92-S
APPEARANCES AGAINST: MAP NO. 15-M
MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 6122-46 N. Melvina Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 16, 1992.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

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

APPLICANT: Joan Carl
 APPEARANCES FOR: Barry H. Greenburg, Joan Carl
 APPEARANCES AGAINST: James A. Lutke, Pamela Russell, et al.

CAL. NO. 195-92-S
 MAP NO. 15-N
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 5831-59 N. Northwest Highway
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
A b s t a i n		
x		

THE RESOLUTION:

WHEREAS, Joan Carl, for Janice Building Corp., owner, on June 15, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 4-story and basement 198-bed nursing home building, in a C1-1 Restricted Commercial District, on premises at 5831-59 N. Northwest Highway; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is a 320'+ x 165'+ lot presently improved with a 1 and 2-story brick commercial building; that the applicant represents Alden Management Co. has contracted to purchase the property for the purpose of erecting the subject 4-story and basement 198-bed nursing home building; that Alden Management Co. operates 9 nursing home facilities in Illinois and has done so since 1972; that the proposed nursing home facility will serve primarily geriatric patients 60 to 70 years old but patients with a minimum age of 21 will also be accepted; that testimony presented indicates that the proposed facility will not be licensed to accept mental patients; that last stage AID's cases will be accepted but will be housed and treated in isolation from other residents; that the facility will employ approximately 150 persons; that the facility will be staffed 24 hours, daily; that the proposed use is necessary for the public convenience at this location in that a Certificate of Need has been issued by the State of Illinois for the construction of the proposed facility; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility which will be constructed and operated in compliance with all city and state ordinances governing the construction and operation of nursing homes; that all medical wastes will be

MINUTES OF MEETING
August 21, 1992
Cal. No. 195-92-S

contained in special containers as required by statutes; that adequate off-street parking will be provided to be improved and operated under the conditions hereinafter set forth; that the proposed use, with on-site parking and operated in compliance with all applicable city and state ordinances, will be compatible with existing commercial and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 4-story and basement 198-bed nursing home building, on premises at 5831-59 N. Northwest Highway, upon condition individuals with mental problems shall not be accepted as residents; that last stage AID's cases shall be housed and treated in isolation from other residents; that the height of the proposed building from finished grade to the cornice line shall not exceed 45 feet 4 inches exclusive of the mechanical penthouse, pitched roof and roofline ornamentation; that the proposed nursing home building shall be constructed in compliance with the site plan dated August 21, 1992, as submitted; that all applicable reviews and approvals for permits required under city, state and federal law shall be obtained by the applicant or their successors, assignees or grantees; that the on-site accessory parking areas located to the northwest and northeast of the proposed building shall be improved and operated as follows: that the parking area located northeast of the proposed building shall be used solely for the parking of employee automobiles and as a loading area only; that steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the parking areas, excepting driveways; that the parking areas shall be improved with asphaltic concrete or some comparable all-
)ather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress to and egress from the parking area located northwest of the proposed building shall be via N. Nashotah Avenue; that ingress to and egress from the employee parking area located southeast of the proposed building shall be via the public alley abutting the site; that the driveway on to N. Nashotah Avenue shall be constructed in compliance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that an enclosed area for all garbage containers shall be provided and that all medical wastes shall be contained in special containers as required by law; 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: Birchwood Plaza, Inc., by Charlotte Kohn
 APPEARANCES FOR: Melvin Landau, Charlotte Kohn
 APPEARANCES AGAINST:

CAL. NO. 196-92-S
 MAP NO. 19-G
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 1426 W. Birchwood Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Birchwood Plaza, Inc., by Charlotte Kohn, for First Chicago Trust Co. of Ill., Tr. #25-6418, owner, on June 24, 1992, filed an application for a special use under the zoning ordinance for the approval of a 1,812 sq. ft. increase in the floor area of an existing 192-bed nursing home building, in an R4 General Residence District, on premises at 1426 W. Birchwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 19, 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, §7.4-4, §11.10-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 27,607 sq. ft. irregular-shaped lot improved with an existing 192-bed nursing home building; that the applicant proposes to erect additions totalling 1,812 sq. ft.; that the proposed use is necessary for the public convenience at this location to expand the common living room area and to provide additional resident recreational space including a library and arts and crafts room; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed additions which will be constructed in compliance with all applicable building code regulations pertaining to the erection and operation of nursing homes; that the proposed additions will be located within an existing open space in the center the nursing home building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit a 1,812 sq. ft. increase in the floor area of an existing 192-bed nursing home building, on premises at 1426 W. Birchwood 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: Birchwood Plaza, Inc., by Charlotte Kohn
 APPEARANCES FOR: Melvin Landau, Charlotte Kohn
 APPEARANCES AGAINST:

CAL. NO. 197-92-Z
 MAP NO. 19-G
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 1426 W. Birchwood Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Birchwood Plaza, Inc., by Charlotte Kohn, for First Chicago Trust Co. of Ill., Tr. #25-6418, owner, on June 24, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of additions totalling 1,812 sq. ft. to an existing 4-story 192-bed nursing home building, whose total floor area ratio will be 1.265 instead of the maximum 1.200, on premises at 1426 W. Birchwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 19, 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, §7.3-4, §7.6-4, §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 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 27,607 sq. ft. irregular-shaped lot improved with an existing 192-bed nursing home; that on 8/21/92, the Board permitted a 1,812 sq. ft. increase in the floor area of an existing 192-bed nursing home at the subject site, in Cal. No. 196-92-S; that the proposed additions, totalling 1,812 sq. ft., results in a total floor area ratio of 1.265 instead of the maximum 1.200; 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 increase in floor area ratio is necessary to provide the needed additional resident common living and recreational space, including a library and arts and crafts room; that the plight of the owner is due to the configuration of the existing nursing home building on the subject property and the limited space available for the proposed additions; that the proposed additions will be located within an existing open space in the center of the nursing home building and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING
August 21, 1992
Cal. No. 197-92-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 additions totalling 1,812 sq. ft. to an existing 4-story 192-bed nursing home building, whose total floor area ratio will be 1.265 instead of the maximum 1.200, on premises at 1426 W. Birchwood 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: Catholic Charities
APPEARANCES FOR: David Narefsky
APPEARANCES AGAINST: William Murray, et al.

CAL. NO. 198-92-S
MAP NO. 16-G
MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 7000 S. Aberdeen Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued upon
motion of the Board to
October 16, 1992.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
A	b	s t a i n

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

APPLICANT: Northwest Home for the Aged, by Bernard I. Citron
 APPEARANCES FOR: Bernard I. Citron, Hon. Bernard L. Stone
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 6300 N. California Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 73-92-S
 MAP NO. 15-I
 MINUTES OF MEETING
 May 14, 1992 and
 August 21, 1992

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Northwest Home for the Aged, by Bernard I. Citron, for Northwest Home for the Aged, owner, on March 6, 1992, filed an application for a special use under the zoning ordinance for the approval of the erection of a 4-story addition to the south side of a 4-story nursing home which will increase the bed capacity from 158 to 168 beds, in a B4-2 Restricted Service District, on premises at 6300 N. California Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a rescheduled meeting on May 14, 1992 and its regular meeting held on August 21, 1992, after due notice thereof by publication in the Chicago Sun-Times on March 30, 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 proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 194' x 125' lot improved with a 4-story brick nursing home building located on the northwest corner of N. California Avenue and W. Rosemont Avenue; that on February 26, 1971 the Board approved a special use application for the erection of a 4-story nursing home at the subject site in Calendar No. 23-71-S; that on December 14, 1984 the Board approved a special use for the erection of a 1-story 22' x 67.34' addition to the southeast side and a 4-story 13' x 54.5' addition to the north side of a 4-story brick nursing home at the subject site which increased the bed capacity from 148 beds to 160 beds, in Calendar No. 399-84-S; that the applicant proposes to erect a 4-story addition to the south side of the existing building; that on November 14, 1991, the City Council passed an ordinance vacating and conveying the air rights over the public way on N. Rosemont Avenue in order to construct the proposed addition; that the proposed 4-story addition is necessary for the public convenience at this location in order to increase the existing bed capacity from 148 beds to 160 beds and to provide for a larger elevator to accommodate the needs of the residents of the home; that the public health, safety and welfare will be adequately protected in the design, location

MINUTES OF MEETING
August 21, 1992
Cal. No. 73-92-S

and operation of the proposed addition which will be constructed in compliance with all applicable building code regulations and which will provide adequate lighting in the 10 foot walk-through on N. Rosemont Avenue; that the proposed addition will follow the existing building lines and match the construction of the previously approved addition and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 4-story addition to the south side of a 4-story nursing home which will increase the bed capacity from 158 to 168 beds, on premises at 6300 N. California Avenue, upon condition that adequate lighting shall be provided in the 10 foot walk-through on N. Rosemont Avenue; 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: Eugene Perry
APPEARANCES FOR: Timothy J. Touhy
APPEARANCES AGAINST: John E. Witanen, et al.

CAL. NO. 104-92-S
MAP NO. 9-0
MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 7607 W. Addison Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

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

THE RESOLUTION:

WHEREAS, Eugene Perry, for John Perricone, owner, on March 9, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a beer garden behind an existing tavern, in a B4-1 Restricted Service District, on premises at 7607 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 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, §11.10-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 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 50' x 100'+ lot improved with a 1-story brick commercial building occupied by an existing tavern; that the applicant seeks to establish an outdoor beer garden behind the existing tavern; that testimony presented in opposition to the applicant's proposal and records of the City of Chicago indicate that the applicant's application for a beer garden license filed approximately March 21, 1991, was denied by the Liquor License Commission on June 18, 1991; that the applicant subsequently filed an appeal with the License Appeal Commission of the City of Chicago; that on October 1, 1991, the License Appeal Commission affirmed the License Commission's denial of issuance of a beer garden license to the applicant, finding, in part, that "the granting of a beer garden license to Boom Town Saloon, for premises located at 7607 W. Addison Street will have a deleterious impact on the health, safety and welfare of the community"; that no testimony was presented by the applicant indicating that the establishment of the proposed beer garden is necessary for the public convenience at the subject site; that no testimony was presented by the applicant to indicate that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed beer garden; that in fact, the applicant admitted that he has trouble controlling the

MINUTES OF MEETING

August 21, 1992

Cal. No. 104-92-S

behavior of his patrons; that although the subject site is located in B4-1 zoning, the immediate surrounding area is predominantly residential in character; that no testimony was presented by the applicant to indicate that the establishment of a beer garden at the subject site would not cause substantial injury to the value of other property in the neighborhood; that the Board finds that the establishment of a beer garden at the subject site would be deleterious to the surrounding community and is not in the public interest at this location; it is therefore

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

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

APPLICANT: Hana Hovorka & Zaheer Razvi
 APPEARANCES FOR: Hana Hovorka & Zaheer Razvi
 APPEARANCES AGAINST:

CAL. NO. 134-92-A
 MAP NO. 17-G
 MINUTES OF MEETING
 August 21, 1992

PREMISES AFFECTED— 6501-07 N. Ashland Avenue

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

ACTION OF BOARD—

THE VOTE

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

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS Hana Hovorka & Zaheer Razvi, owners, on April 24, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of incidental liquor service in conjunction with an existing restaurant in a 3-story brick store and apartment building, which liquor service was approved by the Board on December 15, 1989 in Calendar No. 323-89-A but did not commence, in an R4 General Residence District, on premises at 6501-07 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §7.3-4, §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 August 21, 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 improved with a 3-story brick store and apartment building containing an existing operating restaurant on the 1st floor; that on December 15, 1989 the Board sustained an appeal by the appellants permitting the establishment of a restaurant in the corner store in a 3-story building on the subject site upon condition that the dispensing of alcoholic beverages shall be limited only to table service as an incidental use to the serving of food as the principal activity, in Calendar No. 323-89-A; that the incidental liquor service did not commence at the site due to the appellants' not obtaining the required liquor license within 6 months of the Board's order; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their 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 incidental liquor service in conjunction with an existing restaurant in a 3-story brick store and apartment building, which liquor service was approved by the Board on

MINUTES OF MEETING

August 21, 1992

Cal. No. 134-92-A

December 15, 1989 in Calendar No. 323-89-A but did not commence, on premises at 6501-07 N. Ashland Avenue, upon condition that the dispensing of alcoholic beverages shall be limited only to table service as an incidental and accessory use to the serving of food as the principal activity; that the serving of alcoholic beverages shall be limited to the restaurant operating hours between 10 A.M. and 10 P.M., Mondays through Thursdays, 10 A.M. and 12 A.M. Fridays and Saturdays, and 10 A.M. and 11 P.M., Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: His Word to All Nations Full Gospel Church of Chicago, by
APPEARANCES FOR: Virginia Kantor
APPEARANCES AGAINST:

CAL. NO. 140-92-S
MAP NO. 8-H
MINUTES OF MEETING
August 21, 1992

PREMISES AFFECTED— 1616 W. Pershing Road
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
October 16, 1992.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING
August 21, 1992
Cal. No. 117-92-Z

Michael E. Hudik, applicant, presented a written request for an amendment to a variation granted by the Zoning Board of Appeals, on June 19, 1992, in Calendar No. 117-92-Z permitting 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.

Mr. Hudik stated that due to a clerical error in the application, the size of the dormer requested was in error and that the application should have stated that a variation was requested for a 24' x 44.5' 2nd story dormer addition instead of a 24' x 43' addition.

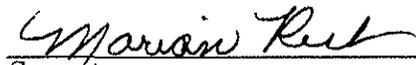
Chairman Spingola moved that the request be granted and that the resolution in Calendar No. 117-92-Z be amended to reflect approval of a 24' x 44.5' 2nd story dormer addition to the aforesaid 1-story brick single-family dwelling whose front yard will be 12 feet instead of 20 feet, whose north side yard 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. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCabe-Miele and Moore. Nays- None.

MINUTES OF MEETING
August 21, 1992

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 18, 1992.


Secretary