

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, April 16, 1993

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.
Thomas S. Moore

MINUTES OF MEETING

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Member Moore moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 19, 1993 (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 regular meeting, taking action designated on the face of the resolutions.

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

APPLICANT: Kam L. Liu

CAL. NO. 123-93-Z

APPEARANCES FOR: None

MAP NO. 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 2740-42 S. Wells Street

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

ACTION OF BOARD—

Application dismissed for want of prosecution.

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: Richard Bryan
 APPEARANCES FOR: Richard Bryan
 APPEARANCES AGAINST:

CAL. NO. 124-93-Z
 MAP NO. 1-F
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 669 W. Ohio 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
Joseph J. Spingola	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Gigi McCabe-Miele			x
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Richard Bryan, owner, on February 18, 1993, filed an application for a variation of the zoning ordinance to permit, in a C3-5 Commercial-Manufacturing District, the erection of a 3rd story dwelling unit addition to a 2-story brick commercial building, with no provision for one off-street parking space required for the dwelling unit, on premises at 669 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 1993, 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, §9.3-3, §9.11-4, §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 April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District, that the subject site is a 20' x 70' lot improved with a 2-story commercial building containing the applicant's dwelling unit on the second floor and commercial use on the first floor; that the applicant proposes to duplex his 2nd floor dwelling unit by erecting a 3rd story addition; that the applicant has resided at the subject site for the past 11 years during which time has had no off-street parking space for the dwelling unit; 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 3rd story addition is necessary to provide additional living space for the application due to a portion of the second floor presently in use as storage space; that the existing building is built lot line to lot line and has no off-street parking space available on-site; that the lack of one off-street parking space for the dwelling unit in the existing building will not materially affect off-street parking in this neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 124-93-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 3rd story dwelling unit addition to a 2-story brick commercial building with no off-street parking space required for the dwelling unit, on premises at 669 W. Ohio 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: Jacob Laurence Fine

CAL. NO. 125-93-Z

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 1505 W. Wilson Avenue

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

ACTION OF BOARD—

THE VOTE

Application dismissed for want of prosecution.

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: Linden Partners
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 126-93-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 1956 N. Seminary 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, Linden Partners, owner, on March 3, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story and garden level 3-dwelling unit townhouse building, whose front yard will be 8 feet instead of 13.2 feet and with no rear yard instead of 30 feet, on premises at 1956 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 1993, 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, §7.7-5, §7.9-5, §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 April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 15, 1992, the subject site was rezoned from M1-2 Restricted Manufacturing and C1-2 Restricted Commercial to R5 General Residence specifically for the proposed residential development; that the subject site is a 24' x 110' lot presently improved with a 2-story brick commercial building; that the applicant proposes to raze the existing building and erect the subject 2-story and garden level 3-dwelling unit townhouse building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 2-story and garden level 3-dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to the short depth of the subject lot and that while the proposed 3-dwelling units are less than the amount permitted in the district, the proposed 2-story and garden level dwelling unit townhouses require greater land coverage with encroachment into the required front and rear yards than would a yard conforming multi-story rental apartment building; that the proposed 2-story and garden level 3-dwelling unit townhouse structure will be compatible with existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 126-93-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 and the Zoning Administrator is authorized to permit the erection of a 2-story and garden level 3-dwelling unit townhouse building, whose front yard will be 8 feet instead of 13.2 feet and with no rear yard instead of 30 feet, on premises at 1956 N. Seminary Avenue, upon condition that garbage receptacles shall be contained within the units' garages prior to collection; 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: Linden Partners
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 127-93-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 1960 N. Seminary 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, Linden Partners, owner, on March 3, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story and garden-level 6-dwelling unit townhouse building, whose front yard will be 8 feet instead of 13.2 feet and with no rear yard instead of 30 feet, on premises at 1960 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 1993, 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, §7.7-5, §7.9-5, §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 April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 15, 1992, the subject site was rezoned from M1-2 Restricted Manufacturing and C1-2 Restricted Commercial to R5 General Residence specifically for the proposed residential development; that the subject site is a 48' x 110' lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 2-story and garden-level 6 dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to the short depth of the subject lot and that while the proposed 6-dwelling units are less than the amount permitted in the district, the proposed 2-story and garden level dwelling unit townhouses require greater land coverage with encroachment into the required front and rear yards than would a yard-conforming multi-story rental apartment building; that the proposed 2-story and garden level 6-dwelling unit townhouse structure will be compatible with existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

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Cal. No. 127-93-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 and garden level 6-dwelling unit townhouse building, whose front yard will be 8 feet instead of 13.2 feet and with no rear yard instead of 30 feet, on premises at 1960 N. Seminary Avenue, upon condition that garbage receptacles shall be contained within the units' garages prior to collection; 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: Dan A. Herring
 HEARANCES FOR: Dan A. Herring
 APPEARANCES AGAINST: Mike Rourke (19th Ward)

CAL. NO. 128-93-Z
 MAP NO. 26-J
 MINUTES OF MEETING
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PREMISES AFFECTED— 11014 S. Harding Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation denied.

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, Dan A. Herring, owner, on March 11, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a detached 24.67' wide by 35.67' deep by 19.67' high accessory garage on the rear of the lot, which garage exceeds the maximum 15' height allowed for a detached accessory building in the required 30 feet rear yard, on premises at 11014 S. Harding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.6-3, §7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 40' x 124' lot improved with a single-family dwelling on the front of the lot and a detached accessory garage on the rear of the lot; that the said garage was erected in April, 1992; that the applicant testified that the subject garage is used for storage of a lawnmower, snow blower, workbench, etc., and merchandise he sells at flea markets; that subsequent to the docking of the application, the applicant amended plans to reflect that the said garage is 28' wide x 25' deep x 19.67' high; that records of the City of Chicago indicate that an inspection of the property by the Zoning Department states the garage is 27' wide x 24' deep x 21' high; that no evidence was presented to indicate that the applicant has a hardship nor unique circumstances which require the existing oversized garage; that evidence presented indicates that the applicant is using the existing garage for warehouse storage and not for vehicle parking; that the existing garage is a grossly overbuilt accessory structure and is not compatible with the single-family residential character of the neighborhood; it is therefore

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

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

APPLICANT: Ethel Larsen
 APPEARANCES FOR: Frank Larsen
 APPEARANCES AGAINST:

CAL. NO. 129-93-Z
 MAP NO. 19-0
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 7257 N. Olcott Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

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, Ethel Larsen, owner, on March 12, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 432 sq. ft. (18' x 24') accessory garage in the rear yard of a 44.01' x 124.71' lot having an existing 440 sq. ft. (20' x 22') accessory garage in the rear yard, of which the area of the new garage when added to the area of the existing garage will exceed by 10% (80 sq. ft.) the maximum coverage permitted (792 sq. ft.) detached accessory buildings in the required 30 feet rear yard, on premises at 7257 N. Olcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 19, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 44.01' x 124.71' lot improved with a single-family residence on the front of the lot and 2 garages on the rear of the lot; that on May 15, 1992 the applicant erected an accessory garage measuring 18 feet wide by 24 feet long by 14 feet high in the rear yard of a 44.01' x 124.71' lot having an existing 20' x 22' (440 sq. ft.) accessory garage of which the area of the new garage when added to the area of the existing garage exceeds by 10% (80 sq. ft.) the maximum coverage permitted (792 sq. ft.) detached accessory buildings in the required 30 feet rear yard; that the property 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 subject 432 sq. ft. accessory garage is necessary to provide secure storage for the applicant's custom van which does not fit into the original garage, and his other vehicles; that the plight of the owner is due to prior theft and vandalization of the applicant's vehicles and that the size of his custom van; that no one appeared in opposition to the applicant's proposal; that the subject site is a corner lot and

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that the aforesaid 432 sq. ft. garage will not impair an adequate supply of light and air to adjacent property; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 432 sq. ft. (18' x 24') accessory garage in the rear yard of a 44.01' x 124.71' lot having an existing 440 sq. ft. (20' x 22') accessory garage in the rear yard, of which the area of the new garage when added to the area of the existing garage will exceed by 10% (80 sq. ft.) the maximum coverage permitted (792 sq. ft.) detached accessory buildings in the required 30 feet rear yard, on premises at 7257 N. Olcott 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: Janice and Daniel Silvestri
 HEARANCES FOR: Janice Silvestri
 APPEARANCES AGAINST:

CAL. NO. 130-93-Z
 MAP NO. 15-M
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 5814 N. Leonard 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, Janice and Daniel Silvestri, owner, on March 15, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a first and second story addition to the rear of a 2-story brick single-family dwelling, whose side yards will be 2.95 feet each 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 5814 N. Leonard Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1993, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; 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' lot improved with a 2-story brick single-family dwelling; that the applicants propose to erect a first and second story addition to the rear of the existing 2-story brick Georgian-style single-family dwelling; that the proposed addition will replace an existing deteriorating frame 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 addition is necessary to provide additional living space to meet the living requirements of the applicants; that the plight of the owner is due to the configuration of the existing single-family dwelling on the subject property and the necessity of following existing building lines in the construction of the proposed addition; that the proposed addition will be compatible with existing residential improvements in the area and will not impair an adequate supply of light and air to adjacent property; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 130-93-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 first and second story addition to the rear of a 2-story brick single-family dwelling, whose side yards will be 2.95 feet each 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 5814 N. Leonard 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: Good Samaritan Community Services
 APPEARANCES FOR: Devereux Bowly
 APPEARANCES AGAINST: Jackie Edens

CAL. NO. 131-93-S
 MAP NO. 4-J
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 3553-59 W. Roosevelt Road & 1207 S. Central Park Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

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, Good Samaritan Community Services, for House of Prayer COGIC, owner, on March 5, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of overnight and transitional shelters for homeless men, women and children on the 2nd floor of a 2 and 3-story brick building, in a B5-2 General Service District, on premises at 3553-59 W. Roosevelt Road & 1207 S. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered MARCH 5, 1993, 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, §8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; 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 on June 15, 1990, the Board approved the applicant's special use application for the establishment of an overnight shelter and a transitional shelter limited to 70 beds on the 2nd floor for homeless men, women and children in a 2 and 3-story brick building at the subject site; that the testimony presented in Calendar No. 185-90-S is hereby made part of the record in this case; that the applicant was unable to secure necessary permits and commence the use within the maximum time allowed under Section 11.10-5 of the zoning ordinance and therefore the validity of the special use granted in Calendar No. 185-90-S on June 15, 1990 expired; that the applicant is now seeking to go forward with proposed overnight and transitional shelter uses at the subject site; that the subject site is improved with a 2 and 3-story brick business building containing a grocery store at 3449, a deli at 3557 and a community warming and feeding center at 3553; that the applicant operates the warming and feeding center at 3553 W. Roosevelt Road and is seeking to establish an overnight shelter and a transitional shelter facility for homeless men, women and children; that the shelter will provide a

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maximum of 70 transitional shelter beds on the 2nd floor of the subject building; that the first floor will continue to house retail uses and the offices of the applicant organization; that the clients to be served by the proposed shelter facilities will be referred by city and social welfare agencies; that no persons with drug, alcohol or mental problems will be accepted as clients by the facility; that separate entrances and sleeping space for men and women will be provided at the subject site; that professional staff and security personnel will be on the premises 24 hours daily to monitor the shelter's activities; that the shelters will provide job training, counselling, drug and alcohol referral services, in addition to emergency food and clothing distribution; that the establishment of overnight and transitional shelter facilities for homeless men, women and children is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facilities which will meet all building code regulations and all applicable provisions of the municipal and state ordinances governing the establishment and operation of overnight and transitional shelters; that the proposed use of the building at the subject site as overnight and transitional shelters fulfills a need in the community and is consistent with the prior use of the premises as a warming and feeding center 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 overnight and transitional shelters limited to 70 beds for homeless men, women and children on the 2nd floor of a 2 and 3-story brick building, on premises at 3553-59 W. Roosevelt Road and 1207 S. Central Park Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; that no persons with drug, alcohol or mental problems shall be accepted as clients by the shelters; that separate entrances and sleeping accommodations for men and women shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as an overnight and transitional shelter facility for homeless men, women and children, or an increase in beds, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Deborah's Place
 APPEARANCES FOR: David Reifman
 APPEARANCES AGAINST: John Kugler, et al.

CAL. NO. 132-93-S
 MAP NO. 5-H
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 1866 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, Deborah's Place, for West Town Shelter, owner, on March 11, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 30-bed temporary overnight shelter for homeless women in a 2-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 1866 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-1(14)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that on November 17, 1989, the Board approved a special use application by West Town Emergency Shelter Team, Inc. for the establishment of a temporary overnight shelter facility limited to no more than 40 beds for homeless men and women over 18 years of age in a 2-story brick building at the subject site, in Calendar No. 291-89 S; that West Town Emergency Shelter Team, Inc. is no longer in operation at the subject site; that the resolution in Calendar No. 291-89-S provides that if the applicant vacates the subject property or transfers the shelter activity to another group or association, the special use granted shall become null and void; that the applicant currently operates a shelter at 1404½ N. Sedgwick Avenue but must vacate the premises at that address; that the applicant is the contract purchaser of premises located at 2100 W. North Avenue which will be its permanent location; that the applicant proposes to establish a 30-bed temporary overnight shelter for homeless women only at the subject site which will operate only until purchase of the site at 2100 W. North Avenue finalized, or, if complications arise, another permanent location is found; that the hours of operation of the proposed overnight shelter will be limited to the hours between 6:30 P.M.

MINUTES OF MEETING

April 16, 1993

Cal. No. 132-93-S

and 9:30 A.M.; that there will be professional staff and volunteer staff on the premises at all times to monitor the shelter's activities; that no persons with drug, alcohol or mental problems will be accepted as clients by the facility; that the establishment of a temporary overnight shelter facility for homeless women is necessary for the public convenience at this location to continue to help alleviate the City's shortage of such facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth and that the facility shall meet all applicable provisions of the municipal and state ordinances governing the establishment of temporary overnight shelter facilities; and that the proposed use, which is a modified continuation of a previously approved shelter use at the site, is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 30-bed temporary overnight shelter for homeless women in a 2-story brick building, on premises at 1866 N. Milwaukee Avenue, upon condition that the building shall not be used as a shelter until the building complies with all applicable code regulations; that no women with drug, alcohol or mental problems shall be accepted as clients by the shelter; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED; that any deviation from the specified use of the subject premises as a temporary overnight shelter facility for homeless women or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Courtway Commons Limited Partnership
 APPEARANCES FOR: David Reifman
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4950-58 W. Madison Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 133-93-S
 MAP NO. 1-L
 MINUTES OF MEETING
 April 16, 1993

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, Courtway Commons Limited Partnership, for Austin Developmental Center, owner, on March 8, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 2 dwelling units on the ground floor in the conversion of a 3-story brick building from stores and 26 dwelling units to stores and 22 dwelling units, in a B4-2 Restricted Service, on premises at 4950-58 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1993, 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(3), §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; 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 75.25' x 127' lot situated on the northeast corner of W. Madison Street and S. Lavergne Avenue and is improved with a 3-story brick store and apartment building; that the applicant proposes to convert the existing building from stores and 26 dwelling units to stores and 22 dwelling units with two of the dwelling units to be located on the ground floor; that the two ground floor residential units will be fully accessible to handicapped individuals; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area and there is a growing demand for quality low to moderate income housing; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the proposed residential project including the subject residential uses on the ground floor, will rehabilitate a deteriorating building and that such rehabilitation and use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 133-93-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 2 dwelling units on the ground floor in the conversion of a 3-story brick building from stores and 26 dwelling units to stores and 22 dwelling units, on premises at 4950-58 W. Madison Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: LR Development Co.
 APPEARANCES FOR: Bruce C. Abrams
 APPEARANCES AGAINST:

CAL. NO. 134-93-S
 MAP NO. 5-F
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 1759 N. Sedgwick 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, LR Development Co., for Comerica Bank-Illinois, owner, on March 10, 1993 filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit below the second floor in the conversion of a 4-story brick building from a store and apartments to 4 condominium dwelling units, in a B4-3 Restricted Service District, on premises at 1759 N. Sedgwick Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1993, 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 its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 37' x 112+' lot improved with an existing 4-story with basement store and apartment building; that the applicant proposes to convert the existing building to 4 condominium dwelling units and to provide a 1-story 8' x 31' parking garage addition to the rear of the proposed condominium dwelling unit building and an open metal walkway along the north side yard to the rear porch; that three of the required off-street parking spaces will be located in the proposed parking garage addition and the fourth space will be at the rear of the lot; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area and there is a growing demand for residential units in this predominantly residential area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations and which will provide adequate off-street parking spaces; that the proposed residential building including a residential dwelling unit below the second floor, will be compatible with existing residential improvements in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 134-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit below the second floor in the conversion of a 4-story brick building from a store and apartments to 4 condominium dwelling units, in a B4-3 Restricted Service District, on premises at 1759 N. Sedgwick Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: LR Development Company
 APPEARANCES FOR: Bruce C. Abrams
 APPEARANCES AGAINST:

CAL. NO. 135-93-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 1759 N. Sedgwick 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, LR Development Company, for Comerica Bank-Illinois, owner, on March 10, 1993, filed an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a 1-story 8' x 31' parking garage addition to the rear of a 4-story brick 4-dwelling unit building and the erection of an open metal walkway along the north side leading to the rear porch, which additions will be located in the required side yards, on premises at 1759 N. Sedgwick Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1993, 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, §8.8-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on April 16, 1993, the Board approved the applicant's special use application for the establishment of a dwelling unit below the second floor in the conversion of a 4-story brick building from a store and apartments to a 4 condominium dwelling units, at the subject site, in Calendar No. 134-93-S; that the applicant is additionally seeking to erect a 1-story 8' x 31' parking garage addition to the rear of the aforesaid 4-dwelling unit building and an open metal walkway along the north side leading to the rear porch; 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 the proposed 8' x 31' parking garage addition is necessary to provide required off-street parking spaces for the proposed 4 condominium dwelling units and the open metal walkway along the north side is necessary to provide second means of ingress and egress; that the plight of the owner is due to the configuration of the existing 4-story building on the subject property which necessitates the side yard variations requested; that the proposed parking garage addition will follow existing building

MINUTES OF MEETING

April 16, 1993

Cal. No. 135-93-Z

lines and along with the open metal walkway will not impair an adequate supply of light and air to adjacent property; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 8' x 31' parking garage addition to the rear of a 4-story brick 4-dwelling unit building and the erection of an open metal walkway along the north side leading to the rear porch, which additions will be located in the required side yards, on premises at 1759 N. Sedgwick 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: Stephen Quinn
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Frank Wilke et al.

CAL. NO. 136-93-S
 MAP NO. 9-M
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 5836-46 W. Addison 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, Stephen Quinn, for Harriett Ruth Davis, owner, on March 10, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the construction of five 2-story 2-dwelling unit buildings, in a B4-2 Restricted Service District, on premises at 5836-46 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1993, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; 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 composed of 5 lots measuring 25' x 125' each; that the applicant proposes to construct five 2-story 2-dwelling unit buildings at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides on-site parking; and that the proposed development will be compatible with the predominantly residential character of 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 dwelling units below the 2nd floor in the construction of five 2-story 2-dwelling unit buildings, on premises at 5836-46 W. Addison Street, upon condition that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City 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: Adi & Sharon Mor and Jan Tomascowicz

CAL. NO. 137-93-S

APPEARANCES FOR:

MAP NO. 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 3142 N. Major Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
June 18, 1993.

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: Vernon Park Church of God
 HEARANCES FOR: Jim Green
 APPEARANCES AGAINST:

CAL. NO. 138-93-S
 MAP NO. 22-C
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 8953-61 S. Stony Island 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, Vernon Park Church of God, owner, on March 8, 1993, 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 B4-2 Restricted Service District, on premises at 8953-61 S. Stony Island Avenue, to serve a church at 9011 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 9, 1993, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; 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 an unimproved lot located north of and across E. 90th Street from the applicant church; that the proposed use is necessary for the public convenience at this location to provide additional accessory parking for the applicant church located at 9011 S. Stony Island Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be an improvement of a vacant lot and will help alleviate parking congestion in the area and won't 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 8953-61 S. Stony Island Avenue, to serve a church at 9011 S. Stony Island Avenue, upon condition that

MINUTES OF MEETING

April 16, 1993

Calendar No. 138-93-S

no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to 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 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 6 feet high chain link fencing shall be erected on the periphery of the lot, excepting the driveway; that lighting shall be provided directed away from residential property to the east; that striping and concrete wheel stops shall be provided; that ingress and egress shall be from S. Stony Island Avenue; that the public alley abutting the site to the east shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant church; 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: Illinois Facilities Fund
 HEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 139-93-S
 MAP NO. 11-G
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 4659 N. Winthrop 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, Illinois Facilities Fund, owner, on March 10, 1993, 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 B4-4 Restricted Service District, on premises at 4659 N. Winthrop Avenue, to fulfill the parking requirement for a proposed day care center at 4701 N. Winthrop Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-1, §8.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

WHEREAS, the district maps show that the premises is located in a B4-4 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 B4-4 Restricted Service District; that the subject site is an 11,278 sq. ft. irregularly shaped parcel of land located directly south across W. Leland Avenue from the proposed day care center at 4701 N. Winthrop Avenue; that the day care center, known as Christopher House, is part of a statewide initiative, called the Child Care Facility Development Program, which is being administered by the applicant, in partnership with the Illinois Department of Children and Family Services; that the proposed off-site accessory parking lot is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid proposed day care center at 4701 N. Winthrop Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the subject property is presently a vacant, debris-filled lot and that the use of the site as an accessory parking lot will be an improvement of the site and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING
April 16, 1993
Cal. No. 139-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 4659 N. Winthrop Avenue, to fulfill the parking requirement for a proposed day care center at 4701 N. Winthrop Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the proposed parking lot shall be limited to the parking of private passenger automobiles only 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 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 shall be erected on the periphery of the lot, excepting the driveway; that concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential property; that striping shall be provided; that ingress and egress shall be from N. Winthrop Avenue; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation for the parking lot shall be limited to the hours between 6:00 A.M. and 7 P.M. when the day care center is in operation; that the parking lot shall be securely locked when not in use by the day care center; that 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 under Section 5.8-5 of the zoning ordinance.

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

APPLICANT: C.B.J. Corp. (as amended)
 APPEARANCES FOR: Phillip Snelling, Bernardo Villasenor
 APPEARANCES AGAINST: Rita Whitfield, et al.
 PREMISES AFFECTED— 5516 S. State Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 140-93-S
 MAP NO. 14-F
 MINUTES OF MEETING
 April 16, 1993.

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, J.B.C. Corp., for Timothy Rand, owner, on March 3, 1993, filed, and subsequently amended to C.B.J. Corp. an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 5516 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(8), §9.3-1,:

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

WHEREAS, the district maps show that the premises is located in a C1-2 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 subject site is improved with a 1-story brick commercial building with abutting parking area to the north; that the subject site is located in a C1-2 Restricted Commercial District; that the applicant is a corporation composed of 3 individuals who propose to establish a pawn shop in the 1-story brick building on the subject site which was previously occupied by a pizza parlor; that the proposed use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop in that daily reports of all merchandise received are filed with the district police command to insure against receipt of stolen property and that the proposed pawn shop will be operated in compliance with all applicable city and state regulations governing the establishment and operation of pawn shops; that the applicant proposes to employ five to seven individuals from the surrounding area; that the proposed pawn shop will be an improvement in this block containing vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 140-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pawn shop in a 1-story brick building, on premises at 5516 S. State Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M.; that reports of all merchandise received shall be filed daily with the district police command; that all applicable provisions of city and state ordinances governing the establishment and operation of pawn shops shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Harvey Kaiser, Beneficiary

CAL. NO. 141-93-S

APPEARANCES FOR:

MAP NO. 10-K

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 4419 S. Cicero Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
June 18, 1993.

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: Mariusz Dembicki
 APPEARANCES FOR: Mariusz Dembicki
 APPEARANCES AGAINST: Thomas Allen

CAL. NO. 142-93-A
 MAP NO. 9-M
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 3308 N. Central 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, Mariusz Dembicki, for Masayo Koshiyama, owner, on February 18, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail delicatessen, in a 1-story brick store building, in a B5-1 General Service District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1993, 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, §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 April 16, 1993; and

WHEREAS, the district maps show that the premises is located in a B5-1 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 B5-1 General Service District in a 1-story brick commercial building occupied by an existing retail delicatessen with a dwelling unit at the rear occupied by the appellant; that the appellant is seeking a wholesale business license to sell Polish food items on a limited scale to other businesses in this predominantly Polish neighborhood; that the proposed wholesale activity will constitute approximately 15% of the total business activity at the subject premises; that the food items will be delivered by the appellant's wife in their automobile; that wholesaling of ethnic food items on a limited basis and subordinate in scope may be considered an accessory use to the principal retail delicatessen operation; 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 wholesaling as an accessory use only in conjunction with an existing retail delicatessen, in a 1-story brick store building, on premises at 3308 N. Central Avenue, 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: Dora H. Colon

CAL. NO. 143-93-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 2257 W. North Avenue

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

ACTION OF BOARD—

Case continued to
June 18, 1993.

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: Tu Man Cha
 APPEARANCES FOR: Tu Man Cha
 APPEARANCES AGAINST:

CAL. NO. 144-93-A
 MAP NO. 13-J
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 3746 W. Lawrence 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, Tu Man Cha, for Jeong W. Hwang, owner, on March 10, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a 1-story brick building, in a B4-2 Restricted Service District, on premises at 3746 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 9, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993; 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 in a 1-story brick commercial building occupied by an existing retail bakery; that the appellant is seeking a wholesale business license to sell Korean bakery specialties on a limited basis to neighborhood Korean grocery stores; that the proposed wholesale activity will be approximately 15% of the total business activity at the site; that one automobile will be used for delivery of the food items; that the proposed wholesale activity on a limited basis and subordinate in scope may be considered an accessory use to the principal retail bakery business; 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 wholesaling as an accessory use only in conjunction with an existing retail bakery in a 1-story brick building, on premises at 3746 W. Lawrence Avenue, 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: John and Lena Wright
 APPEARANCES FOR: Lena Wright
 APPEARANCES AGAINST:

CAL. NO. 145-93-A
 MAP NO. 7-G
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 2549 N. Racine 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, John and Lena Wright, owner, on February 22, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate office in a 2-story brick building on the rear of a lot additionally improved with a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 2549 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 15, 1993, 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, §6.4-5, §7.3-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993; 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 in an existing non-conforming 2-story building at the rear of a lot additionally improved with a 3-story brick store and apartment building; that the subject 2-story brick building has been previously occupied by business uses, most recently by a business office used in the production of industrial films and commercials, a B2 use, approved by the Board on January 15, 1986, in Calendar No. 19-86-A; that the change of use to a real estate business office and an attorney-at-law business office is a proper substitution of use under §6.4-7 of the zoning ordinance; that no violation exists nor is contemplated and that the appellant has 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 a real estate office and attorney-at-law business office in a 2-story brick building on the rear of a lot additionally improved with a 3-story brick store and apartment building, on premises at 2549 N. Racine 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: Dorothy Mroczkowski
APPEARANCES FOR: Dorothy Mroczkowski
APPEARANCES AGAINST:

CAL. NO. 146-93-A
MAP NO. 9-M
MINUTES OF MEETING
April 16, 1993

PREMISES AFFECTED— 5739 W. Melrose Street

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

ACTION OF BOARD—

Case dismissed, without prejudice.

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: Juan Ramirez
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 147-93-A
MAP NO. 5-M
MINUTES OF MEETING
April 16, 1993

PREMISES AFFECTED— 1835 N. Austin Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
June 18, 1993.

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: Manuel Fernandez

CAL NO. 148-93-A

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING
April 16, 1993

PREMISES AFFECTED— 3916 N. Ashland Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
May 21, 1993.

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: Calvary Baptist Church
 APPEARANCES FOR: Robert C. Power
 APPEARANCES AGAINST: Donice Diagre, et al.

CAL. NO. 149-93-S
 MAP NO. 20-C
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 8300 S. Clyde 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, Calvary Baptist Church, owner, on March 2, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-1 Restricted Retail District, on premises at 8300 S. Clyde Avenue, to fulfill the parking requirements for an existing church and proposed cultural center building at 2014-18 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1993, 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, §8.3-2, §8.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Retail District; that the subject site is a 100' x 116' fenced parking lot; that on April 16, 1993, the Board approved the applicant's application for a special use for the erection of a 2-story cultural center building attached to the east side of a previously approved church building, on premises at 2014-18 E. 83rd Street, in Calendar No. 2-93-S; that the proposed use is necessary for the public convenience at this location to fulfill the parking requirements for an existing church and the aforesaid proposed cultural center building at 2014-18 E. 83rd 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 and standards hereinafter set forth; that the proposed accessory parking lot is located approximately one-half block from the proposed cultural center building at 2014-18 E. 83rd Street; and that the continued use of the site as an improved parking lot will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 149-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 8300 S. Clyde Avenue, to fulfill the parking requirements for an existing church and proposed cultural center building at 2014-18 E. 83rd Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used for the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot any 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 the lot shall be enclosed, excepting the driveway, by cyclone fencing; that striping shall be provided; that lighting shall be provided which is directed away from adjacent residential property; that the alley abutting the site shall not be used for ingress nor for egress; that ingress and egress shall be from S. Clyde Avenue; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; 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 §5.8-5 of the zoning ordinance.

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

APPLICANT: Calvary Baptist Church
 APPEARANCES FOR: Robert C. Power
 APPEARANCES AGAINST: Donice Diagre, et al.

CAL. NO. 2-93-S
 MAP NO. 20-C
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 2014-18 E. 83rd 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, Calvary Baptist Church, owner, on November 19, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 2-story cultural center building attached to the east side of a previously approved church building, in a C1-2 Restricted Commercial District, on premises at 2014-18 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §9/3-1(1), §9.11-1(5)(19)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located in a C1-2 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 C1-2 Restricted Commercial District; that the subject site is an irregular shaped lot improved with an existing church building approved by the Board on October 7, 1980 in Calendar No. 256-80-S; that the site is additionally improved with 3 buildings which are to be razed to provide for the proposed 2-story cultural center building; that the proposed use is necessary for the public convenience at this location to provide adequate facilities for the applicant church's social and community activities which include a banquet hall, library, classrooms, nursery, Sunday School facilities, etc.; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated under the conditions hereinafter set forth and which will provide off-street parking in companion application No. 149-93-S on premises located at 8300 S. Clyde Avenue; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that most of the uses proposed to be operated in the cultural center are uses permitted in the subject site's C1-2 Restricted Commercial District; it is therefore

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

MINUTES OF MEETING

April 16, 1993

Cal. No. 2-93-S

the Zoning Administrator is authorized to permit the erection of a 2-story cultural center building attached to the east side of a previously approved church building, on premises at 2014-18 E. 83rd Street, upon condition that off-street parking to fulfill the parking requirements for the aforesaid cultural center building shall be located at 8300 S. Clyde Avenue, as provided for in Calendar No. 149-93-S; that there shall be no drug treatment operation conducted at the site; that there shall be no gymnasium in the cultural center building; that the banquet hall shall not be in operation at any time when church services are held in order to minimize vehicular traffic; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: NHS Redevelopment Corp.
 APPEARANCES FOR: Paul L. Cerasoli
 APPEARANCES AGAINST:

CAL. NO. 4-93-S
 MAP NO. 2-J
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 315-19 S. Central Park Boulevard
 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, NHS Redevelopment Corp., owner, on December 1, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R5 General Residence District, on premises at 315-19 S. Central Park Boulevard, to serve a multi-dwelling unit building at 217-19 S. Central Park Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 199 , 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 75' x 200' unimproved lot; that the proposed use is necessary for the public convenience at this location to provide off-street parking for a multi-dwelling unit building at 217-19 S. Central Park Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions and standards hereinafter set forth; that the proposed parking lot with landscaping provided, will be an improvement of a vacant lot 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 315-19 S. Central Park Boulevard, to serve a multi-dwelling unit building at 217-29 S. Central Park Boulevard,

MINUTES OF MEETING
April 16, 1993
Cal. No. 4-93-S

upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some other all-weather dustless material, excepting landscaped areas, and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with fencing, except the driveway, as indicated in the plan submitted, No. A-21, dated September 25, 1992; that lighting shall be provided directed away from adjacent residential property; that striping shall be provided; that ingress and egress shall be via the public alley on the east property line on condition that the City Council approves an ordinance exempting the alley barrier; that landscaping shall be provided as indicated in the plan submitted, No. A-21, dated September 25, 1992; that a security gate system shall be provided at the entrance/exit to the lot; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the parking lot 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: Tina Christo
 APPEARANCES FOR: Tina Christo and Tom Christo
 APPEARANCES AGAINST:

CAL. NO. 15-93-A
 MAP NO. 13-H
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED-- 5542 N. Ashland Avenue

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

ACTION OF BOARD--

THE VOTE

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

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, Tina Christo, for John Mayers, on November 8, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a tarot card reader and advisor business in a 3-story brick apartment building, in an R4 General Residence District, on premises at 5542 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993; 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 improved with a 3-story brick apartment building; that the said use is located in the first floor dwelling unit occupied by the appellant; that the subject site has been zoned for residential use since the adoption of the Chicago zoning ordinance in 1923; that under Section 7.3-4 of the zoning ordinance the Board has no authority to permit the said business use in a residential building; 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: Aniela Cukier
 APPEARANCES FOR: Geraldine Cwick
 APPEARANCES AGAINST:

CAL. NO. 36-93-A
 MAP NO. 14-F
 MINUTES OF MEETING
 April 16, 1993

PREMISES AFFECTED— 2915 N. Hamlin 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele			X
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Aniela Cukier, owner, on December 30, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of the front 2½-story brick and frame building as 4-dwelling units on a lot additionally improved with a frame dwelling at the rear, in an R3 General Residence District, on premises at 2915 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 30, 1993, 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, §7.3-3, §7.5-3, §7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 2½-story frame residence with dormers on the front of the lot which is attached to a 1½-story residence on the rear of the lot, which abuts up to the rear lot line; that On January 9, 1962 the Board sustained an appeal permitting the conversion of a store into an apartment in an existing 2½-story store & 3 apartment building on a lot additionally improved with a 1-story residence on the rear at the subject site, in Calendar No. 534-61-A; that the appellant purchased the subject property in April, 1976 as a five dwelling unit building; that testimony presented indicates that the subject building was damaged by fire in March, 1992 and was rebuilt as four dwelling units; that the evidence presented indicates that the 2½-story frame residence on the front of the lot has been occupied as 4 dwelling units pursuant to the Board's approval in the aforementioned case; that the appellant has a right to continue the occupancy of the 2½-story building as 4 dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

MINUTES OF MEETING

April 16, 1993

Cal. No. 36-93-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the front 2½-story brick and frame building as 4 dwelling units on a lot additionally improved with a frame dwelling at the rear, on premises at 2915 N. Hamlin Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that this order relates only to the legal amount of dwelling units allowed at the site and shall not be construed as approval of any building expansions that may have taken place since the Board's previous order of January 9, 1962.

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

APPLICANT: Embassy Suites, Inc.

CAL. NO. 26-93-S

APPEARANCES FOR:

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 600 N. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

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: Isiah Ellis

CAL. NO. 28-93-S

APPEARANCES FOR:

MAP NO. 30-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1993

PREMISES AFFECTED— 225 W. 119th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 21, 1993.

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: Karvasek Builders, Inc.
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 33-93-S
MAP NO. 3-K
MINUTES OF MEETING
April 16, 1993

PREMISES AFFECTED— 4617 W. Division Street and 4621 W. North Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application dismissed for want of prosecution.

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		

MINUTES OF MEETING

April 16, 1993

Cal. No. 235-92-Z

Ms. Ann Collins-Dole, owner, presented a written request for an extension of time in which to obtain necessary building permits for the dormering of the attic of a 2½-story frame 2-dwelling unit building and the erection of a 3-story 13' x 20.25' open deck at the rear, with no front yard instead of 15 feet and whose west side yard will be 0.56' instead of 2.5', on premises at 1446 W. Grace Street, which variations were granted by the Zoning Board of Appeals on October 16, 1992 in Calendar No. 235-92-Z.

Ms. Collins-Dole stated that due to the necessity of requesting additional bids and additional financing the project was not able to go forward as scheduled.

Chairman Spingola moved that the request be granted and the time extended to October 16, 1993 in which to obtain the necessary building permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 16, 1993

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on April 23, 1993.

Marcus Rest
Secretary

MINUTES OF A SPECIAL JOINT PUBLIC HEARING OF THE
ZONING BOARD OF APPEALS and DEPARTMENT OF ENVIRONMENT

held in Room 569 County Building, on Friday, April 23, 1993
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

Also present:
William Abolt, Deputy Commissioner
Department of Environment

MINUTES OF MEETING

April 23, 1993

Member Moore moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 16, 1993 (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 special joint meeting, taking action designated on the face of the resolutions.

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

APPLICANT: C & S Recycling, Inc.
 APPEARANCES FOR: Elbert Reniva, et al.
 APPEARANCES AGAINST: Michael Chandler, et al.

CAL. NO. 150-93-S
 MAP NO. 2-K
 MINUTES OF MEETING
 April 23, 1993

PREMISES AFFECTED— 4001-29 W. Taylor Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

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, C & S Recycling, Inc., owner, on January 29, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station in a proposed 1-story building, in an M2-2 General Manufacturing District, and application under the Municipal Code for a waste handling facility operating permit, on premises at 4001-29 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-2, §10.4-2(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals and the Department of the Environment at a special joint meeting held on April 23, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 24, 1993; and

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

WHEREAS, the Department of the Environment was represented by William Abolt, Deputy Commissioner; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-2 General Manufacturing District; that on December 15, 1992, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to M2-2 General Manufacturing; that the subject site is an 86,502 sq. ft. parcel of land abutting a junkyard and elementary school to the north, Pulaski Avenue to the east, elevated railroad tracks to the south and industrial improvements to the west; that a recycling facility has been in operation at the subject site since November, 1989; that the applicant proposes to add a waste transfer station, which will be housed in a proposed 1-story building, to the existing recycling operation; that commingled(unsorted) solid waste will be transported to the site, in addition to the pre-sorted recyclable materials, from selected sources, primarily office buildings, apartment buildings, hospitals and other institutions; that no hazardous, toxic or special waste materials will be accepted at the subject site and that if any such wastes are accidentally delivered to the site, they will be removed immediately; that all dumping,

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sorting, compacting and storage will take place within the enclosed building; that the applicant proposes to add an additional seven or eight trucks per day to the 25 trucks per day currently delivering recyclable materials to the site; that only four of the additional trucks added will deliver the commingled solid waste material to the site; that the solid waste material will be weighed and deposited within the building, sorted, shredded, compacted, baled and transferred on a daily basis to off-site land-fill sites; that no materials will be stored outdoors; that truck access to the site will be from Eisenhower Expressway and Pulaski Road; that the proposed use is necessary for the public convenience at this location in that the proposed facility will positively contribute to achieving the City's long-term waste management goals as set forth in the adopted Solid Waste Management Plan; that the proposed transfer station will result in the retention of 20 existing jobs and the creation of eight to ten additional jobs; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which shall be operated in compliance with all applicable rules, regulations and requirements of federal, state and municipal agencies and the performance standards established under Article 10 of the zoning ordinance; that the proposed use is located outside the boundary of the 100-year flood plain; that the applicant has agreed to improve the asphalt drive and queuing area leading to the truck scale in order to prevent trucks from queuing on Pulaski Road; that a 12 feet high chain link fence will be erected on the perimeter of the subject site property; that the facility will be cleaned on a daily basis to prevent odors and rodents; that the applicant has agreed to submit a rodent control plan to the Department of Streets and Sanitation prior to commencing operation of the waste transfer facility; that the applicant will comply with all regulations and recommendations of the Chicago Fire Department with respect to fire prevention, including requirements for fire proofing and installation of sprinkler systems; that the applicant will comply with all regulations and recommendations of the Department of the Environment, including all applicable flood plain regulations; that the establishment of the proposed waste transfer station at a site which is currently improved with an operating recycling facility will not cause substantial injury to the value of other property in the neighborhood in that the site is located within an industrial portion of the community and is compatible with existing improvements in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a waste transfer station in a proposed 1-story building in conjunction with an existing recycling facility in operation by C & S Recycling, Inc., on premises at 4001-29 W. Taylor Street, upon condition that no hazardous, toxic or special waste materials shall be accepted at the subject site and that if any such wastes are accidentally delivered to the site they shall be removed immediately; that all operations shall take place within the enclosed building and that no materials shall be stored outdoors at any time; that access to the site shall be from S. Pulaski Road via the Eisenhower Expressway; that the subject property shall be enclosed with 12 feet high chain link fencing; that the asphalt drive and queuing area leading to the truck scale shall be improved by the applicant in order to prevent trucks from queuing on Pulaski Road; that the facility shall be cleaned on a daily basis to prevent odors and rodents; that a rodent control plan shall be submitted to the Department of Streets and Sanitation prior to commencing operation of the waste transfer facility; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the waste transfer station operation approval granted herein shall be conditioned upon the applicant meeting all regulations, rules and requirements of the U.S.

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and State of Illinois Environmental Protection Agencies, the City of Chicago Department of Environment, Chicago Department of Transportation-Bureau of Traffic, and the performance standards established under Article 10 of the Zoning Ordinance.

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

APPLICANT: Norfolk and Western Railway Company
 HEARANCES FOR: Jack Guthman, Rolando R. Acosta
 HEARANCES AGAINST: Robert Balinoff, et al.

CAL. NO. 151-93-S
 MAP NO. 26-C
 MINUTES OF MEETING
 April 23, 1993

PREMISES AFFECTED— 2054 E. 110th 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, Norfolk and Western Railway Company, owner, on March 17, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station in a proposed 108,500 sq. ft. building, in an M3-3 Heavy Manufacturing District, and application under the Municipal Code for a waste handling facility operating permit, on premises at 2054 E. 110th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 17, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals and the Department of the Environment at a special joint meeting held on April 23, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 24, 1993; and

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

WHEREAS, the Department of the Environment was represented by William Abolt, Deputy Commissioner; 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 M3-3 Heavy Manufacturing District; that the subject site is an irregularly shaped parcel of land consisting of 27.59 acres located along the extension of E. 110th Street, east of Stony Island Avenue and west of the Norfolk and Western rail yard and is part of a large parcel of land owned by the Norfolk and Western Railway Company; that access to the site is via an existing 2,700 foot private access road off of E. 103rd Street; that the proposed 108,500 sq. ft. processing building to be constructed will be located on the southern portion of the site; that the applicant proposes to establish a solid waste transfer station and recycling center which will accept up to 3,000 tons of waste per day; that all transfer, sorting and recycling operations will be conducted within the proposed structure; that no hazardous or toxic solid or liquid waste will be accepted by the proposed facility; that recyclable materials will be received, in blue bags, curbside recycling vehicles and mixed loads of commercial waste, sorted and shipped to appropriate end markets;

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that a manual sorting/conveyor recycling system will be employed which is more reliable than mechanical systems and can adapt to recover additional materials not now considered recyclable as end market processing technology evolves; that the proposed waste transfer station and recycling center is to be developed in 2 phases; that phase 1 of the project will consist of a standard intermodal operation wherein intermodal containers will be dispatched from the subject site in the morning to existing, permitted transfer stations, will be loaded with solid waste and will return to the subject site, where the containers will be staged and transferred to rail to form a dedicated train which will leave the site for downstate landfills in the early evening of the same day; that no waste will remain on the subject site overnight; that all site improvements except the transfer station and maintenance building will be constructed as part of the phase 1 development, as reflected on the submitted phase 1 site plan; that phase 2 of the project will involve the construction of a 108,500 sq. ft. transfer station and recycling center/maintenance building, 52,500 sq. ft. of which will be used for the solid waste tipping and transfer area and 56,000 sq. ft. will be used for the proposed recycling operation; that the transfer station will receive smaller packer vehicles that will unload residential solid waste onto the tipping floor, where any unacceptable waste will be removed and returned to the delivery vehicle or held in a secure area for shipment to approved disposal sites, and the waste will then be compacted using a steel-wheeled vehicle and loaded into containers for transfer to rail; that land/sea type containers will be used for transfer of the waste to rail; that all waste will be transferred off the site each day and that no waste will remain on-site overnight; that approximately one-half of the overall floor area of the building will be used for recycling operations; that recyclable materials will arrive at the site in blue bags, curbside vehicles and mixed loads of commercial waste; that three conveyor/manual separation lines will be used to process this recyclable material and that the facility will be capable of recovering five grades of paper, three colors of glass, two grades of steel, two grades of aluminum and four grades of plastic and lumber, for a total capacity of between 700 and 1,000 tons of recyclable materials recovered per day; that the hours of operation of the proposed transfer station will be from 4:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to 2:00 p.m. on Saturday and that the hours of operation of the recycling facility will be from 6:00 a.m. to 4:00 p.m. and 10:00 p.m. to 2:00 a.m. Monday through Friday; that approximately 70 new, permanent jobs will be created at the proposed facility; that the proposed waste transfer station and recycling facility is necessary for the public convenience at this location in that there is a need for such a facility providing affordable refuse processing services to a large segment of Chicago's population, as noted in the City of Chicago Solid Waste Plan, adopted in 1992, wherein it is noted that existing local landfill capacity may be depleted as early as 1993 or 1994; that the proposed waste transfer and recycling facility will help enable the City of Chicago to manage its long-term waste disposal needs by providing a remote-disposal alternative to local waste disposal and by providing for the recovery and re-use of recyclable items that would otherwise be deposited in landfills as solid waste; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use, which operation will be conducted within completely enclosed buildings, will be completely served by a sanitary sewer system, will be constructed in such a way as to be above the 100 year base flood elevation, as required by §16-6 of the Municipal Code of Chicago, will employ approved rodent control and abatement plan, will employ the best available pollution control technology to eliminate any adverse effects on the surrounding area and will otherwise be operated in compliance with the applicable rules and regulations of federal, state and City of Chicago agencies and the performance standards established under Article 10 of the zoning ordinance; that the proposed use is located in an M3-3 Heavy Manufacturing District in an area far removed from residential uses and surrounded by industrial uses, one of which is the applicant's main Chicago-area railroad yard located east of the subject site, and that the establishment of the proposed waste transfer and recycling

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facility will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; that given the design and location of the proposed use there will be no adverse effect on the economic development potential of the area; that the proposed use is designed to minimize the danger to surrounding areas from fire, spills or other accidents through the physical separation of the use from other uses, except the Applicant's rail yard, with construction of the facility from non-combustible materials, the daily cleaning of the facility and the maintenance on-site of fire suppression equipment; that the proposed use is designed and located to minimize the impact on existing traffic flow in that it has direct access off 103rd Street which in turn has direct access to the area's expressway network and a traffic impact study of the area revealed that sufficient capacity exists on the area's road network and the level of service on such roads will not be significantly impacted by the proposed use; that the proposed special use is designed and proposed to be operated so as to minimize adverse impacts on air, land and water quality in that the site is highly disturbed and sparsely vegetated with no endangered or threatened species located thereon, all operations will be undertaken within an enclosed building and all water run-off will be collected and diverted to the existing storm sewer system; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a waste transfer station in conjunction with a solid waste recycling facility proposed of 27.59 acres of railroad property, on premises at 2054 E. 110th Street, upon condition that ingress and egress shall be via the 700 ft. private road accessed from E. 103rd Street; that no liquid or solid hazardous or toxic waste shall be permitted at the subject site; that all operations, save for the transfer of sea/land containers to and from the rail mode of transportation, shall be conducted within the proposed buildings; that the proposed use shall be conducted in compliance with the requirements of the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency, the Department of Environment and Department of Streets and Sanitation of the City of Chicago, and the performance standards set forth in Article 10 of the zoning ordinance; 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: Crown Recycling & Transfer, Inc.
 APPEARANCES FOR: Bruce Jackson, et al.
 APPEARANCES AGAINST: Marian Byrnes

CAL. NO. 152-93-S
 MAP NO. 30-B
 MINUTES OF MEETING
 April 23, 1993

PREMISES AFFECTED— Area approximately bounded by S. Torrence Ave. on the west, the
 SUBJECT— Cargil operation on the east, between E. 116th St. on the north and
 E. 124th St. on the south, commonly known as 11801 S. Torrence Ave.
 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, Crown Recycling & Transfer, Inc., for Chicago North Western Transportation Company, a Delaware corporation, owner, on March 17, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station in a proposed 55,000 sq. ft. building, in an M3-3 Heavy Manufacturing District, and application under the Municipal Code for a waste handling facility operating permit, on premises in an area bounded by S. Torrence Avenue on the west, the Cargil operation on the east, between E. 116th Street on the north and E. 124th Street on the south, commonly known as 11801 S. Torrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 17, 1993, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals and the Department of the Environment at a special joint meeting held on April 23, 1993 after due notice thereof by publication in the Chicago Sun-Times on March 24, 1993; and

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

WHEREAS, the Department of the Environment was represented by William Abolt, Deputy Commissioner; 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 M3-3 Heavy Manufacturing District; that the subject site is approximately 16.16 acres, presently unimproved and located near the intersection of 117th Street and S. Torrence Avenue and abuts major railroad lines; that the applicant proposes to establish a solid waste transfer station and recycling center which will accept up to 6,800 tons of waste material per day; that the majority of the site will be occupied by railroad tracks, driveways and truck maneuvering space; that the south part of the site will contain a 55,000 sq. ft. waste handling and recycling incombustible building, along with an office building and scalehouse; that the proposed facility will handle primarily commercial and industrial waste including construction and demolition waste; that the recyclable

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materials will be sorted, separated, shredded, bailed, ground and/or washed and transferred to other locations for eventual reuse; that the nonrecyclable waste materials will be transferred by rail and truck to approved landfill sites; that all waste processing will be conducted entirely within the proposed buildings and that no materials will be stored outdoors; that no hazardous liquids or toxic waste materials will be accepted by the proposed facility; that access to the subject site will be from the Calumet Expressway down 130th or 103rd Streets to Torrence Avenue and then to the subject site; that refuse trucks will turn off of Torrence Avenue and enter the site at approximately 117th Street; that the exit to the facility at or near 117th Street and Torrence Avenue will be upgraded and improved as recommended by the Bureau of Traffic, Chicago Department of Transportation which recommendations include striping and marking of three lanes (one inbound and two outbound) at the exit; that the two outbound lanes will be designed to separate traffic turning left from truck traffic turning right out of the site; that the proposed use is necessary for the public convenience at this location in that the proposed facility will positively contribute to achieving the City's long-term recycling goals as set forth in the adopted Solid Waste Management Plan; that the proposed transfer station will result in the creation of approximately 65 new jobs in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated in compliance with all applicable rules and regulations of federal, state and municipal agencies and the performance standards established under Article 10 of the zoning ordinance; that the proposed use is located outside the boundary of the 100-year flood plain as determined by the Illinois Department of Transportation, has sufficient area for vehicle queuing so as not to adversely impact traffic flow in the surrounding area and will employ the best state-of-the-art pollution control technology to minimize any adverse effects upon the surrounding area; that the proposed facility will be cleaned on a daily basis to prevent odors and rodents; that the applicant will submit a rodent control plan to the Department of Streets and Sanitation's Bureau of Rodent Control prior to commencing operation of the waste transfer facility; that the applicant will comply with all regulations and recommendations of the Chicago Fire Department with respect to fire prevention, including requirements for fire proofing and installation of sprinkler systems; that the applicant will comply with all regulations and recommendations of the Department of the Environment, including all applicable flood plain regulations; that the proposed use is located in a Heavy Manufacturing District in an area characterized by heavy manufacturing, transportation and waste related uses and is far removed from residential zoning and improvements and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a waste transfer station in a proposed 55,000 sq. ft. building, on premises in an area approximately bounded by S. Torrence Avenue on the west, the Cargil operation on the east, between E. 116th Street on the north and E. 124th Street on the south, commonly known as 11801 S. Torrence Avenue, upon the following conditions: that all operations shall be conducted within the proposed building and that no materials shall be stored outdoors; that no hazardous liquids or toxic waste materials shall be permitted at the subject site; that access to the site shall be from the Calumet Expressway down 130th or 103rd Streets to Torrence Avenue with entrance to the site at approximately 117th Street; that the exit to the facility shall be at or near 117th Street and Torrence Avenue and shall be upgraded and improved as recommended by the Bureau of Traffic, Chicago Department of Transportation, as stated and delineated above; that landscaping and other improvements as stated in the document entitled "Report on a Recycle Facility" submitted by Bert Fowler, Engineer, and applicable provisions of the

MINUTES OF MEETING

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Cal. No. 152-93-S

Chicago Landscape Ordinance shall be complied with; that a rodent control plan shall be submitted to the Department of Streets and Sanitations's Bureau of Rodent Control prior to commencing operations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the waste transfer station operation approval granted herein shall be conditioned upon the applicant meeting all regulations, rules and requirements of the U.S. and State of Illinois Environmental Protection Agencies, the City of Chicago Department of Environment, Chicago Department of Transportation-Bureau of Traffic, and the performance standards established under Article 10 of the Zoning Ordinance.

MINUTES OF MEETING

April 23, 1993

Member McCabe-Miele moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 21, 1993.

Marian Rest

Secretary

