

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, December 17, 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.
Gigi McCabe-Miele
Thomas S. Moore

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Member Fornelli moved that the Board approve the minutes of the proceedings of the special meeting held on November 26, 1993 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: John P. Fitzgerald
 APPEARANCES FOR: John P. Fitzgerald
 APPEARANCES AGAINST:

CAL. NO. 335-93-Z
 MAP NO. 16-I
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 10855 S. Washtenaw Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, John P. Fitzgerald, for Heritage Standard Bank & Trust Company, Trust No. 8455, owner, on October 20, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 28' x 31' two-story rear addition to a two-story brick single-family dwelling, whose total floor area ratio will be 0.61 instead of 0.50, on premises at 10855 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 40' x 127' lot improved with a 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 28' x 31' two-story rear addition to the existing 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; that the plight of the owner is due to unique circumstances; 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 28' x 31' two-story rear addition to a two-story brick single-family dwelling, whose total floor area ratio will be 0.61 instead of 0.50, on premises at 10855 S. Washtenaw Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Thekla and Henry Noegel, by Able Associates **CAL. NO.** 336-93-Z
APPEARANCES FOR: Jeanne Taylor **MAP NO.** 5-G
APPEARANCES AGAINST: **MINUTES OF MEETING**
 December 17, 1993
PREMISES AFFECTED— 1234 W. Webster Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

	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, Thekla and Henry Noegel, by Able Associates, for Thekla and Henry Noegel, owners, on October 25, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the conversion of attic space into habitable rooms above a 3-car garage attached to the rear of a 2-story 3-dwelling unit building, with no rear yard instead of 30 feet, on premises at 1234 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.9-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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; that the subject site is a 24' x 121.44' lot improved with a 2-story 3-dwelling unit building with an attached 3-car garage; that the applicants seek to convert garage attic space into habitable living space for the 3rd 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; that the plight of the owner is due to unique circumstances; 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 conversion of attic space into habitable rooms above a 3-car garage attached to the rear of a 2-story 3-dwelling unit building, with no rear yard instead of 30 feet, on premises at 1234 W. Webster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sheldon L. Baskin
 APPEARANCES FOR: Sheldon L. Baskin
 APPEARANCES AGAINST:

CAL. NO. 337-93-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED--- 440 W. Grant Place
 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, Sheldon L. Baskin, for American National Bank & Trust Company of Chicago, Tr. #117013-7, owner, on October 29, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story two-dwelling unit building, whose front yard will be 4 feet instead of 14.4 feet, with no side yards instead of 2.8 feet each, and with no rear yard instead of 30 feet, on premises at 440 W. Grant Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.7-5, §7.8-5, §7.9-5."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 the proposed use is to be located in an R5 General Residence District; that the subject site is a 28' x 120.18' lot improved with a 1-story brick commercial building; that the applicant proposes to erect a 4-story 2-dwelling unit building at the subject site utilizing the existing structure which covers the subject property as well as lots to the east and west; that the applicant proposes to erect a new east wall to close off and secure the portion of the existing building to the east which will remain; that the wall on the west side will be a party wall shared with the home of a relative; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to utilize the existing building in the conversion of said building into a 4-story two-dwelling unit building; that the plight of the owner is due to unique circumstances; that the variations, if granted, 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. 337-93-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 4-story two-dwelling unit building, whose front yard will be 4 feet instead of 14.4 feet, with no side yards instead of 2.8 feet each, and with no rear yard instead of 30 feet, on premises at 440 W. Grant Place, upon condition that that an area shall be provided in the garage for the storage of garbage receptacles; and that all applicable ordinances of the City of the Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sheldon L. Baskin
 APPEARANCES FOR: Sheldon L. Baskin
 APPEARANCES AGAINST:

CAL. NO. 338-93-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 444 W. Grant Place

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

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

THE RESOLUTION:

WHEREAS, Sheldon L. Baskin, for American National Bank and Trust Company of Chicago, Tr. #117013-7, owner, on October 29, 1993, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story two-dwelling unit building, whose front yard will be 7.5 feet instead of 14.4 feet, with no side yards instead of 4.7 feet each, and with no rear yard instead of 30 feet, on premises at 444 W. Grant Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 the proposed use is to be located in an R5 General Residence District; that the subject site is a 47.73' x 120.18' lot improved with a 1-story brick commercial building; that the applicant proposes to erect a 3-story 2-dwelling unit building on the subject site using a portion of the existing structure on the lot; that the applicant proposes to keep the rear and west walls of the existing structure which are on the property's lot lines; that a party wall will be erected on the east property line with a similar new structure which will be the residence of a relative, which structure was granted variations by the Board on December 17, 1993 in Calendar No. 337-93-Z; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to utilize portions of the existing structure in its conversion from a 1-story commercial building to a 3-story 2-dwelling unit building; that the plight of the owner is due to unique circumstances; that the proposed 3-story 2-dwelling unit building will be compatible with existing residential improvements in the area and that the variation, if granted will not

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alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 2-dwelling unit building, whose front yard will be 7.5 feet instead of 14.4 feet, with no side yards instead of 4.7 feet each, and with no rear yard instead of 30 feet, on premises at 444 W. Grant Place, upon condition that the curb cut off of W. Grant Place, indicated on plans submitted, dated August 12, 1993, shall be eliminated; that adequate space shall be provided in the garage for the storage of garbage receptacles; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Barbara & Jack Runnels
 APPEARANCES FOR: Jack Runnels
 APPEARANCES AGAINST:

CAL. NO. 339-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 1229 W. Altgeld Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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, Barbara and Jack Runnels, owner, on October 22, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2-story brick and frame single-family dwelling, whose front yard will be 10.58 feet instead of 20 feet, whose west side yard will be 3 inches instead of 5.6 feet, and which dormering will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1229 W. Altgeld Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 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, §7.6-3, §7.7-3, §7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 proposed use is to be located in an R3 General Residence District; that the subject site is a 40' x 113' lot improved with a 2-story brick and frame single-family dwelling; that the applicants proposed to dormer the attic of the existing single-family dwelling, which dormering will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering

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

APPLICANT: Barbara & Jack Runnels
 APPEARANCES FOR: Jack Runnels
 APPEARANCES AGAINST:

CAL. NO. 339-93-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 1229 W. Altgeld Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

Variations granted.

THE RESOLUTION:

WHEREAS, Barbara and Jack Runnels, owner, on October 22, 1993, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2-story brick and frame single-family dwelling, whose front yard will be 10.58 feet instead of 20 feet, whose west side yard will be 3 inches instead of 5.6 feet, and which dormering will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1229 W. Altgeld Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29 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, §7.6-3, §7.7-3, §7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 proposed use is to be located in an R3 General Residence District that the subject site is a 40' x 113' lot improved with a 2-story brick and frame single-family dwelling; that the applicants proposed to dormer the attic of the existing single-family dwelling, which dormering will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering

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of the attic of a 2-story brick and frame single-family dwelling, whose front yard will be 10.58 feet instead of 20 feet, whose west side yard will be 3 inches instead of 5.6 feet, and which dormering will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1229 W. Altgeld Street, upon condition that all windows on the west side of the dormer addition shall be double-hung and that the bathroom windows shall be frosted or other opaque glass to insure maximum privacy; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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of the attic of a 2-story brick and frame single-family dwelling, whose front yard will be 10.58 feet instead of 20 feet, whose west side yard will be 3 inches instead of 5.6 feet, and which dormering will result in a 15% increase in the amount of floor area existing in the building prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, on premises at 1229 W. Altgeld Street, upon condition that the bathroom windows located on the west side of the dormer addition shall be double hung windows to insure maximum privacy; 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: Belgravia Group, Ltd.

CAL. NO. 340-93-Z

APPEARANCES FOR:

MAP NO. 5-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 433-45 W. Armitage Avenue

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

ACTION OF BOARD—

Case continued upon
motion of the Chair to
February 18, 1994.

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: Robert J. Walter
 APPEARANCES FOR: Simon Edelstein
 APPEARANCES AGAINST:

CAL. NO. 341-93-Z
 MAP NO. 9-F
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 624 W. Belmont Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert J. Walter, for First Chicago Trust Company of Illinois, Trust No. RV1-4949, owner, on October 20, 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 40' x 13.5' addition to the front of a 1-story brick store building, with no provision for a 20' x 15' transitional yard at the southwest corner as required when adjacent to a residential district, on premises at 624 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 110' x 158' lot improved with a 1-story brick commercial building attached to a 5-story brick store and apartment building; that the applicant proposes to erect a one-story 40' x 13.5' addition to the front of the existing 1-story brick commercial building which presently has a front yard setback of 13.6 feet from the public sidewalk; 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; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 40' x 13.5' addition to the front of a 1-story brick store building, with no provision for a 20' x 15' transitional yard at the southwest corner as required when adjacent to

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a residential district, on premises at 624 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard Ferro & Thomas DiPiazza CAL. NO. 342-93-Z
 APPEARANCES FOR: Dennis Aukstik MAP NO. 6-F
 APPEARANCES AGAINST: MINUTES OF MEETING
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 PREMISES AFFECTED— 335-55 W. 28th Place
 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, Richard Ferro & Thomas DiPiazza, owners, on October 20, 1993, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 11-dwelling unit townhouse building, whose front yard will be 1 foot instead of 7.2 feet, with no side yards along S. Stewart Avenue and S. Shields Avenue instead of 7.5 feet each, and whose rear yard will be 4.5 feet instead of 30 feet, on premises at 335-55 W. 28th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.7-4, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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; that on November 5, 1993, the City Council rezoned the subject site from M1-2 to R4 General Residence specifically for the proposed residential development; that the subject site is a 60' x 233.2' unimproved lot bounded by railroad tracks on the west; that the applicants propose constructing a 3-story 11-dwelling unit townhouse building with on-site garage parking spaces; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; 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 3-story 11-dwelling unit townhouse building, whose front yard will be 1 foot instead of

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Cal. No. 342-93-Z

7.2 feet, with no side yards along S. Stewart Avenue and S. Shields Avenue instead of 7.5 feet each, and whose rear yard will be 4.5 feet instead of 30 feet, on premises at 335-55 W. 28th Place, upon condition that sufficient space shall be provided on site for garbage receptacles; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Janice McGaughey Moore
 APPEARANCES FOR: Janice McGaughey Moore
 APPEARANCES AGAINST:

CAL. NO. 343-93-Z
 MAP NO. 20-F
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 153 W. 81st Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Janice McGaughey Moore, for Chicago Title and Trust Company, Trust No. 10982297, owner, on November 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 2nd story 24' x 44' addition and a 2-story 24' x 7.5' rear addition to a 1-story brick single-family dwelling, whose side yards will be 3 feet each instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 153 W. 81st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §7.6-2, §7.8-2(2)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 improved with a 1-story brick single-family dwelling and detached 2-car garage in the rear of the lot; that the applicant proposes to erect a 2nd story 24' x 44' addition and a 2-story 24' x 7.5' rear addition to the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district; that the plight of the owner is due to unique circumstances; 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

MINUTES OF MEETING

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2nd story 24' x 44' addition and a 2-story 24' x 7.5' rear addition to a 1-story brick single-family dwelling, whose side yards will be 3-feet each instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 153 W. 81st 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: Uptown Habitat for Humanity

CAL. NO. 344-93-S

APPEARANCES FOR:

MAP NO. 19-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 17, 1993

PREMISES AFFECTED— 7405-11 N. Ashland Boulevard

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 18, 1994.

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: J. Mickelson, by Rudnick & Wolfe
 APPEARANCES FOR: David Reifman
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2254 W. Ohio Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 345-93-S
 MAP NO. 1-H
 MINUTES OF MEETING
 December 17, 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. Mickelson, by Rudnick & Wolfe, for American National Bank, Trust No. 116950-04, owner, on October 14, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a 2 and 3-story brick building, in a B2-3 Restricted Retail District, on premises at 2254 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 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, §8.4-2(3)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 1993; and

WHEREAS, the district maps show that the premises is located in a B2-3 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-3 Restricted Retail District; that the applicant is seeking approval of dwelling units on the ground floor in the renovation of the existing 2 and 3-story brick building into six 3-story townhouse dwelling units; that the proposed establishment of dwelling units on the ground floor of the 2 and 3-story building is necessary for the public convenience at this location; 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 use, which will include off-street garage parking, will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the ground floor of a 2 and 3-story brick building, on premises at 2254 W. Ohio Street, upon condition that adequate space shall be provided on site for garbage receptacles; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Stephanie and Frank Traina
 APPEARANCES FOR: Frank Traina
 APPEARANCES AGAINST:

CAL. NO. 346-93-S
 MAP NO. 5-G
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 1966 N. Halsted 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, Stephanie and Frank Traina, for Bill Moran, owner, on October 25, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pet shop in a one-story brick store building, in a B2-2 Restricted Retail District, on premises at 1966 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 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, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 1993; and

WHEREAS, the district maps show that the premises is located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 1-story brick store building on the front of the lot and a 3-story brick residential building in the rear of the lot; that the applicants propose to establish a pet shop specializing in fish and aquarium items only; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use; and that the proposed use 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 pet shop specializing in fish and aquarium merchandise only; in a 1-story brick store building, on premises at 1966 N. Halsted 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: 1st Security Federal Savings Bank
 APPEARANCES FOR: Paul J. Kulas
 APPEARANCES AGAINST:

CAL. NO. 347-93-S
 MAP NO. 3-I
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 2417-19 W. Rice 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, 1st Security Federal Savings Bank, owner, on October 4, 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 an R4 General Residence District, on premises at 2417-19 W. Rice Street, to serve a bank located at 820 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §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 December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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; that the subject site is a 50' x 121' unimproved lot separated from the applicant bank by an alley abutting the subject site to the east; that the applicant proposes to establish an off-site accessory parking lot for the parking of private passenger automobiles at the subject site to serve the walk-up banking facility at the applicant bank located at 820 N. Western Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed use will help alleviate the traffic and parking congestion in the area during peak hours of business by the bank 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 2417-19 W. Rice Street, to serve a bank located at 820 N. Western Avenue, upon condition that no use

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shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by a 6 feet high chain link fence on the south, east and north (excepting the driveway) property lines; that steel beam guard rails, 2 feet high, shall be provided on the east, south and west property lines within the chain link fence; that striping shall be provided; that lighting shall be provided directed away from residential property abutting the site to the west; that ingress and egress shall be from W. Rice Street; 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 bank; 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.

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

APPLICANT: First Chicago Building Corp.
 APPEARANCES FOR: Donna Pugh
 APPEARANCES AGAINST: Douglas Bragan
 PREMISES AFFECTED— 3030-32 N. Clark Street/3025 N. Halsted Street
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 348-93-S
 MAP NO. 7-F
 MINUTES OF MEETING
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THE VOTE

Application denied.

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, First Chicago Building Corp. for Frank Milito, owner, on October 28, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of drive-through facilities in conjunction with an existing bank, in a B4-2 Restricted Service District, on premises at 3030-32 N. Clark Street/3025 N. Halsted Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 51' x 139.74' lot improved with a 2½-story brick residential building with an attached garage in the rear; that the applicant bank to be served is located adjacent to the north lot line of the subject site; that the applicant proposes to establish a drive-through facility at the site consisting of 4 automatic teller machines and 4 driveways with ingress from N. Halsted Street and egress onto N. Clark Street; that no evidence was presented to indicate that the proposed use is necessary for the public convenience at the subject site; that testimony presented indicates that the establishment of the proposed use at the site will cause traffic disruption on both N. Clark Street and N. Halsted Street which have heavy vehicular traffic and will also, by the creation of curb cuts on N. Clark Street and N. Halsted Street, eliminate some existing on-street parking spaces in the neighborhood; that no evidence was presented to indicate that the proposed use will not cause substantial injury to the value of other property in the neighborhood; and that the establishment of the proposed use is not in the public interest at this location; it is therefore

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

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

APPLICANT: Codies Night Spot
 APPEARANCES FOR: Anthony Culpepper
 APPEARANCES AGAINST:

CAL. NO. 349-93-S
 MAP NO. 28-E
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 11441 S. Michigan 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Codies Night Spot, for Joe Batiste, owner, on November 8, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 2½-story brick building, in a B5-2 General Service District, on premises at 11441 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 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 the subject site is improved with a 2½-story brick commercial building; that the applicant proposes to re-establish a tavern with live jazz entertainment in the subject building; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will provide a security service and parking spaces at the rear of the building; that the proposed use will be an improvement of a vacant abandoned building and will be compatible with existing business improvements on this block of S. Michigan Avenue; and that the proposed use 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 re-establishment of a tavern in a 2½-story brick building, on premises at 11441 S. Michigan Avenue, upon condition that the applicant complies with all other licensing requirements; 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: C. Groot Automatic Disposal Co., by Bernard I. Citron
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 350-93-S
 MAP NO. 13-S
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 6747 N. Elmhurst Road, Chicago, Illinois
 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, C. Groot Automatic Disposal Co., by Bernard I. Citron, for C. Groot Automatic Disposal Co., owner, on October 28, 1993, filed an application for a special use under the zoning ordinance for the approval of the expansion of an existing waste transfer station including recycling facilities, in an M3-2 Heavy Manufacturing District, on premises at 6747 N. Elmhurst Road, Chicago, Illinois, (previously approved by the Board on October 25 1991, Cal. No. 268-91-S, but the maximum two year validity period for securing a permit has expired.); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 28, 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 at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 1993; and

WHEREAS, the district maps show that the premises is located in an M3-2 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M3-2 Heavy Manufacturing District; that on October 25, 1991, the Board approved, under certain conditions, the applicant's special use application for the expansion of an existing waste transfer station including recycling facilities at the subject site, in Calendar No. 268-91-S; that on October 16, 1992 the Board granted an extension of time to the applicant to October 25, 1993 in which to finalize financing commitments for the aforesaid use; that the testimony presented in Calendar No. 268-91-S and the written request by the applicant for an extension of time granted October 16, 1992 is hereby made part of the record in this case; that the applicant is seeking a special use at this time due to the expiration of the maximum two-year validity period for securing a permit; that the subject site is an irregularly shaped parcel of land consisting of .5 acres located on the east side of Elmhurst Road, south of Lunt Avenue, north of Pratt Avenue and west of the Chicago and Northwestern Railroad; that the subject property is located along the western boundary of O'Hare International Airport and is within a large

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industrial area; that to the south, west and north of the subject property are intense industrial uses, including a concrete batch plant and asphalt facility; that the subject property is improved with a waste transfer station which has been operated by the applicant since 1983 without complaint and in accordance with all state and local regulations; that there are currently two buildings on the property, the transfer facility itself and an office and maintenance building for the collection and transfer trucks; that the applicant proposes a three-phase modernization and expansion; that Phase I will entail the construction of an interim transfer station building at the east end of the site and an expansion of the office facilities in the existing maintenance building; that the purpose of Phase I is to allow the continued operation of the facility during demolition required in Phase II; that Phase II will entail demolition of the existing waste transfer building and its replacement with a state of the art waste diversion, recycling and transfer building; that Phase III will consist of modifying the interim Phase I building by adding modern refuse baling equipment; that the applicant proposes to accept up to 1,500 tons of waste and recyclable material per day; that the facility will operate from 5:00 A.M. on Mondays through 5:00 P.M. on Saturdays; that only residential, commercial and non-special industrial solid waste, construction and demolition debris, and recyclable materials will be accepted at the facility; that the following specific wastes will be excluded from the facility - industrial process waste, special waste, hazardous waste, liquid waste, medical waste, and lead-acid batteries; that all transfer, sorting and recycling operations will be conducted within the proposed structures; that recyclable materials will be removed from the refuse materials brought to the site, sorted into different classes of material and shredded, crushed or baled; that the remaining solid waste will be gathered and transferred to disposal facilities; that the proposed site plan includes adequate parking and provisions for ingress and egress so designed as to minimize the impact on existing traffic flow in the area; that the proposed waste transfer station and recycling facility is necessary for the public convenience at this location in that there is a critical need for such a facility providing affordable refuse collection and processing services to a large segment of Chicago and the surrounding metropolitan area; that the existing transfer station currently serves the City of Chicago which has adopted a moratorium on new landfills; that continued control of the city's solid waste mandates expanded transfer station capability for the future; that the public health, safety and welfare will be adequately protected in the design, location and operation of the facility, which operations will be conducted within enclosed buildings, located outside the boundary of the 100-year flood plain as determined by the Illinois Department of Transportation, will employ the best available pollution control technology to minimize any adverse effects upon the surrounding area, and will be operated in compliance with the applicable rules and regulations of the State and City of Chicago agencies and the performance standards established under Article 10 of the Zoning Ordinance; that the facility is designed to minimize the danger to the surrounding area from fires, spills or other operational accidents that the proposed facility is compatible with the surrounding property uses and zonings; that the establishment of the proposed transfer station and recycling facility will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing waste transfer station including recycling facilities, on premises at 6747 N. Elmhurst Road, Chicago, Illinois, (previously approved by the Board on October 25, 1991, Cal. No. 268-91-S, but the maximum two year validity period for securing a permit has expired), upon condition that no industrial process waste, special waste, hazardous waste, liquid waste, medical waste, or lead-acid batteries shall be permitted at the subject site; that any toxic materials accidentally brought to the site shall immediately be reported to the Chicago Department of Environment as

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required by the Chicago Municipal Code; that all operations shall be conducted within the proposed buildings; that the proposed use shall be conducted in compliance with the requirements of the Illinois Environmental Protection Agency and the City of Chicago Department of Environment, and the performance standards established under Article 10 of the Zoning Ordinance; that landscaping shall be installed and maintained at the principal entrance-way to the facility; that a minimum 10-foot landscaped setback shall be provided along the Elmhurst Road frontage and that the parking lot visible from Elmhurst Road shall be screened and landscaped consistent with the Chicago Landscape Ordinance; that all other departures from the Chicago Landscape Ordinance are justified by the public health, safety and welfare; that the applicant shall retain a certified pest control service to assist in the preparation of final site plans and to inspect the completed development regularly and bait and trap as conditions warrant; that the applicant shall meet with representatives of the City's Bureau of Rodent Control to develop a plan for rodent control; that the time limitation of Section 11.10-5 of the Zoning Ordinance shall be deemed satisfied if applicant obtains a building permit for Phase I of the facility within 12 months of the date of this order; that all applicable development ordinances of the City of Chicago shall be complied with before a permit is issued; and that all necessary state and city operating permits shall be obtained before waste is accepted at the facility.

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

APPLICANT: International Double Drive-Thru, Inc., by Bernard I. Citron CAL. NO. 351-93-S

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 11447-57 S. Halsted Street/746-56 W. 115th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 18, 1994.

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: International Double Drive-Thru, Inc., by Bernard I. Citron CAL. NO. 352-93-S

APPEARANCES FOR: Bernard I, Citron

MAP NO. 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 3947-59 W. 55th 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, International Double Drive-Thru, Inc., by Bernard I. Citron, for Comerica Bank of Illinois, Successor Trustee to Western National Bank of Cicero, Tr. #4790, owner, on October 8, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of drive-through facilities in conjunction with a proposed Checkers restaurant, in a B4-1 Restricted Service District, on premises at 3947-59 W. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.3-4A(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 110.46' x 120.72' lot located on the southeast corner of S. Pulaski Avenue and W. 55th Street and is improved with a vacant 1-story brick building; that the applicant proposes to construct a Checkers restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service necessary in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and oprrated under the conditions hereinafter set forth; that the proposed use is compatible with the other existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is there-
pre

MINUTES OF MEETING

December 17, 1993

Cal. No. 352-93-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 drive-through facilities in conjunction with a proposed Checkers restaurant, on premises at 3947-59 W. 55th Street, upon condition that said drive-through facilities and restaurant shall be constructed in accordance with revised plans submitted, dated December 14, 1993; that ingress and egress to the drive-through facilities shall be from a driveway located on S. Pulaski Avenue at the southwest corner of the site and from a driveway located on W. 55th Street at the northwest corner of the site; that an exit only driveway shall be located on W. 55th Street at the northeast corner of the site; that lighted directional signs shall be erected at the established entrances and exits; that a "Stop-Do Not Enter" sign shall be erected at the W. 55th Street exit located at the northeast corner of the site; that a "Right Turn Only" sign shall be erected at the exit onto W. 55th Street located at the northwest corner of the site; that a 6 foot high solid wood fence shall be provided on the east property line to screen the facility from residential property and along the south property line; that there shall be no ingress nor egress via the public alley to the south; that there shall be no outside music speakers; that any necessary outdoor speakers shall be turned away from residential areas; that lighting shall be provided directed away from residential property; that a buffer yard at least 8 feet in depth and densely planted with hedges shall be provided along the eastern property line so as to screen the facility from adjacent residential property; that other landscaping shall be provided in compliance with the revised site plan submitted, dated December 14, 1993 and with applicable provisions of the Chicago Landscape Ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Interfaith Housing Development Corporation of Chicago **CAL. NO.** 353-93-S
APPEARANCES FOR: James M. Kane **MAP NO.** 1-J
APPEARANCES AGAINST: **MINUTES OF MEETING**
 December 17, 1993
PREMISES AFFECTED— 3456 W. Franklin 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
Joseph J. Spingola	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Gigi McCabe-Miele	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Interfaith Housing Development Corporation of Chicago, for Jefferson State Bank, owner, on October 12, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence in a 2-story brick former nursing home building, in an R5 General Residence District, on premises at 3456 W. Franklin Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 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, §7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on November 30, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 29,750 sq. ft. lot improved with a 2-story brick former nursing home building; that the applicant proposes to establish a transitional residence to provide services that address the special respite needs of homeless men and women who have been discharged from Chicago-area hospitals; that the proposed facility will provide temporary housing and services for 34 homeless men and women recently discharged from hospitals; that the proposed shelter will also provide housing and services for a period of three to five days for homeless persons brought in by Department of Human Services street patrols, and to provide housing and services for 30 persons up to six months who are no longer in the hospital respite program but continue to need shelter and followup services; that professional staff personnel will be on site 24 hours daily; that the proposed use is necessary for the public convenience at this location to provide shelter and serve the special respite needs of recently hospitalized homeless men and women; 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 comply with all applicable provisions of municipal

MINUTES OF MEETING

December 17, 1993

Cal. No. 353-93-S

and state ordinances governing the establishment of transitional residence facilities; that the proposed use, which fulfills a need in the community, is consistent with the prior use of the subject premises as a nursing home, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence in a 2-story brick former nursing home building, on premises at 3456 W. Franklin Boulevard, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a transitional residence until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence 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 transitional residence for homeless men and women who have been discharge from Chicago-area hospitals and short-term residents brought in by Department of Human Services personnel, or any increase in beds, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Gary Radcliffe

CAL. NO. 354-93-A

APPEARANCES FOR: None

MAP NO. 9-L

APPEARANCES AGAINST:

MINUTES OF MEETING

December 17, 1993

PREMISES AFFECTED— 1639 N. Lorel Avenue

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

ACTION OF BOARD—

Case 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: Roberto Cruz
 APPEARANCES FOR: Roberto Cruz
 APPEARANCES AGAINST:

CAL. NO. 355-93-A
 MAP NO. 5-J
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 3556 W. McLean Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Roberto Cruz, owner, on October 27, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story frame building as 3-dwelling units, in an R3 General Residence District, on premises at 3556 W. McLean Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.5-3, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 2-story frame building with basement; that evidence presented indicated that the building on the subject site has been occupied as three dwelling units since at least 1963; that there are three separate electric meters on the subject building; that the appellant has a right to continue the occupancy of the building as three dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the 2-story frame building, on premises at 3556 W. McLean Avenue, as three dwelling units, 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: H. Horwitz Co., Inc.
 APPEARANCES FOR: Nelson David Blocher
 APPEARANCES AGAINST:

CAL. NO. 356-93-A
 MAP NO. 3-E
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 845 N. Michigan 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, H. Horwitz Co., Inc., for J.M.B. Properties, owner, on November 5, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license as an accessory use to an existing jewelry store in Suite 900-E in Water Tower Place, in a B6-6 Restricted Central Business District, on premises at 845 N. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 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, §8.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993; and

WHEREAS, the district maps show that the premises is located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-6 Restricted Central Business District; that the applicant has operated a retail jewelry business including repair and manufacturing in the City of Chicago since 1899 and has been located at the subject premises since 1976; that from time to time the applicant purchases estate jewelry and after cleaning and refurbishing as needed, offers the items for retail sale at the premises; that said estate jewelry is clearly marked as previously owned; that the sale of estate jewelry amounts to 5 to 10% of the existing jewelry store business operation; that licensing requirements have caused the case to be filed; that the sale of estate jewelry on a limited basis subordinate to the principal retail sale of new jewelry may be consisted an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a second-hand dealer license as an accessory use only to an existing jewelry store in Suite 900-E in Water Tower Place, on premises at 845 N. Michigan 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: Shelee Ritchie
 APPEARANCES FOR: Shelee Ritchie
 APPEARANCES AGAINST:

CAL. NO. 357-93-A
 MAP NO. 3-H
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 1235 N. Damen 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, Shelee Ritchie, owner, on October 8, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an art gallery and artifact store in a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 1235 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §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 December 17, 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; that the subject site is improved with a 2-story brick store and apartment building; that the appellant purchased the subject building in 1989; that the subject store premises was previously occupied by business uses, the last use having been a game room; that the appellant has spent the interim period since purchasing the property repairing the store premises for use as an art gallery and artifact store; that there has been no intent to abandon the store premises for business use; that the change of use from a game room to an art gallery and artifacts store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an art gallery and artifact store in a 2-story brick store and apartment building, on premises at 1235 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Friday; 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: Joseph L. Gardunio
 APPEARANCES FOR: Joseph L. Gardunio
 APPEARANCES AGAINST:

CAL. NO. 358-93-A
 MAP NO. 4-I
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 2139 S. California 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, Joseph L. Gardunio, owner, on November 9, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing bus terminal/turnaround on a lot improved with a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 2139 S. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §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 December 17, 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 said use is located in a C1-2 Restricted Commercial District; that the subject site is a 75' x 125' lot improved with a 1-story brick commercial building and has a partially covered driveway to the north of the building; that the appellant has been a Greyhound Lines, Inc., commissioned agent selling tickets and handling baggage at the subject site since 1969; that only one Greyhound bus daily arrives and departs from the subject site; that the subject use provides a service to the community residents by providing Greyhound bus service from a more convenient location than that of the main Greyhound bus terminal located in the central city area; that no one appeared in opposition to the said use; that the Board finds that the said use does not pose a serious disturbance in the immediate community and that the appellant has a right to continue the use of the subject site as a bus terminal/turnaround providing that all applicable ordinances of the City of Chicago are complied with; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing bus terminal/turnaround on a lot improved with a 1-story brick building, on premises at 2139 S. California 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: Mickey Doherty

CAL. NO. 359-93-A

APPEARANCES FOR:

MAP NO. 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 5820 N. Milwaukee Avenue

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

ACTION OF BOARD—

THE VOTE

Appeal withdrawn upon motion of the appellant.

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: Helen Lanzi
 APPEARANCES FOR: Gary I. Wigoda, Robert Lanzi
 APPEARANCES AGAINST:

CAL. NO. 360-93-A
 MAP NO. 1-G
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 1135 W. Chicago 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, Helen Lanzi, owner, on October 28, 1993, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify 22' x 25' and 20' x 23' advertising signs painted on the west wall of a 4-story brick building as legal non-conforming signs, in a C1-3 Restricted Commercial District, on premises at 1135 W. Chicago Avenue, due to their location being within 500 feet of an expressway and visible therefrom; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 28, 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, §9.9(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with a 4-story brick building with 22' x 25' and a 20' x 23' painted advertising signs on the west wall; that evidence presented indicates that painted advertising signs existed on the west wall of the subject building prior to the year 1954; that in 1954 the Kennedy Expressway did not exist; that the Board finds that the existing non-conforming painted advertising signs have existed prior to the adoption of the 1957 comprehensive amendment and are therefore legal non-conforming uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her 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 certify 22' x 25' and 20' x 23' advertising signs painted on the west wall of a 4-story brick building, on premise at 1135 W. Chicago avenue, due to their location being within 500 feet of an expressway and visible therefrom, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

MINUTES OF MEETING
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RESOLVED, that the subject signs herein approved as non-conforming uses shall at all times be subject to the conditions imposed under Section 6.7-1 of the zoning ordinance.

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

APPLICANT: Thomas J. Walsh
 APPEARANCES FOR: Thomas J. Walsh
 APPEARANCES AGAINST:

CAL. NO. 361-93-A
 MAP NO. 7-I
 MINUTES OF MEETING
 December 17, 1993

PREMISES AFFECTED— 2737 W. Diversey Avenue

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

ACTION OF BOARD—

Case continued to
 February 18, 1994.

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	A b s t a i n		

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

APPLICANT: The Baker Organization

CAL. NO. 158-93-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 435 W. Armitage Avenue

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

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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: International Double Drive Thru, Inc.

CAL. NO. 202-93-S

APPEARANCES FOR:

MAP NO. 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 3041-49 W. Peterson Avenue/5973-81 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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: Piser Weinstein Menorah Chapels

CAL. NO. 203-93-S

APPEARANCES FOR:

MAP NO. 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 3035-39 W. Peterson Avenue/5948-58 N. Whipple Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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: Clarence B. Vogt
APPEARANCES FOR: James Pieczonka
APPEARANCES AGAINST: Michael Basile

CAL. NO. 258-93-Z
MAP NO. 9-K
MINUTES OF MEETING
December 17, 1993

PREMISES AFFECTED— 3858 N. Avondale Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Application dismissed.

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: Arturo Mora d/b/a Amora, Inc.
 APPEARANCES FOR: John H. Skoubis, Arturo Mora
 APPEARANCES AGAINST: Douglas Gillespie, Jackie Edens, Carolyn Fortman
 PREMISES AFFECTED-- 2957 W. Diversey Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 299-93-S
 MAP NO. 7-I
 MINUTES OF MEETING
 December 17, 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, Arturo Mora d/b/a Amora, Inc., for Aetna Bank, Tr. #10-4053, owner, on August 13, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2-story brick building, in a B4-1 Restricted Service District, on premises at 2957 W. Diversey Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1993 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and argument of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 2-story store and apartment building situated on the southwest corner of Diversey and N. Sacramento Avenue; that the subject store premises was previously occupied by a lounge; that the applicant proposed to establish and operate with other family members a sports bar at the subject site; that the proposed use is necessary for the public convenience at this location to provide a service for the area residents; that the applicant proposes to operate the proposed tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the establishment of a tavern in the building on the subject site will be compatible with other business improvements located on the Diversey/Sacramento intersection and along Diversey Avenue and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a tavern in a 2-story

MINUTES OF MEETING
December 17, 1993
Cal. No. 299-93-S

brick building, on premises at 2957 W. Diversey Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

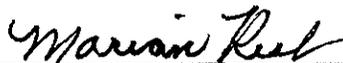
RESOLVED, that the granting of this special use runs only to the applicant Arturo Mora and members of his family as long as Arturo Mora remains as principal owner and president of the corporation, Amora, Inc., and that a change to non-family ownership or operation of the business at the subject site shall render the special use granted herein null and void.

MINUTES OF MEETING

December 17, 1993

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on December 20, 1993.


Secretary

MINUTES OF A SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Committee Room 201-A

on Monday, December 20, 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.
Thomas S. Moore

MINUTES OF MEETING
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Member Martin moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 17, 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 and Moore. Nays- None. Absent- McCabe-Miele.

* * * * *

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: Ryszard Jurczak
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 362-93-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 December 20, 1993

PREMISES AFFECTED— 4545 N. Meade 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, Ryszard Jurczak, for Ryszard and Elizabeth Jurczak, owners, on November 16, 1993, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the attic of a 1-story brick single-family dwelling, whose north side yard is 3 feet and whose south side yard is 4.33 feet instead of combined side yards of 10.3 feet and neither side yard less than 3.43 feet, on premises at 4545 N. Meade Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 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, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 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 34.33' x 125.5' lot improved with a 1-story brick single-family dwelling with a partially dormered attic; 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 attic dormer addition is necessary to provide needed bedrooms to meet the needs of the applicant and his family; that the plight of the owner is due to lack of adequately living space in the subject single-family residence; that the variations, if granted, will not alter the essential character of the locality in that the proposed dormer addition will be compatible with other residential improvements in the block which also have attic dormers; 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

MINUTES OF MEETING

December 20, 1993

Cal. No. 362-93-Z

zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 1-story brick single-family dwelling, whose north side yard is 3 feet and whose south side yard is 4.33 feet instead of combined side yards of 10.3 feet and neither side yard less than 3.43 feet, on premises at 4545 N. Meade 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: Reformed Korea Presbyterian Church
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Dale Cameron
 PREMISES AFFECTED— 4622-24 N. Pulaski Road
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 363-93-S
 MAP NO. 11-K
 MINUTES OF MEETING
 December 20, 1993

THE VOTE

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

Application approved.

THE RESOLUTION:

WHEREAS, Reformed Korea Presbyterian Church, owner, on November 2, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 200-seat church in a 3-story brick building, in a C2-1 General Commercial District, on premises at 4622-24 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 28, 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, §9.3-2, §9.4-1(1), §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 29, 1993; and

WHEREAS, the district maps show that the premises is located in a C2-1 General 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 C2-1 General Commercial District; that the subject site is improved with a 3-story brick building which has been previously occupied for the past 17½-years by the Chicago-Seoul Church; that the applicant church, which has merged with the New Korean Church and the Chicago-Seoul Church, proposes to establish a 200-seat church in the 3-story building at the subject site; that the proposed use is necessary for the public convenience at this location to continue to meet the needs of the members of the aforesaid congregations, the majority of whom reside in the immediate neighborhood; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will conform to all applicable building code regulations and which will provide adequate off-street parking to be located at 4654 N. Pulaski Road, in companion application No. 364-93-S; that the use of the existing building at the subject site is consistent with its historical use as a church and will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

December 20, 1993

Cal. No. 363-93-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 200-seat church in a 3-story brick building, on premises at 4622-24 N. Pulaski Road, upon condition that off-site accessory parking shall be provided on a leased lot located at 4654 N. Pulaski Road, as provided for in companion application No. 364-93-S; that no use shall be made of the premises for the purpose requested until the premises complies with all applicable building code regulations; that the parking area at the rear of the premises shall be repaved with a compacted macadam base, not less than 4 inches thick and surfaced with asphaltic concrete or some other comparable all-weather dustless material; that striping and lighting shall be provided; that the applicant shall repair the public sidewalk in front of the premises; that the applicant shall contract with a private scavenger service for garbage collection; that an area in the rear of the property shall be provided for garbage dumpsters; that two street trees shall be planted along the N. Pulaski Street frontage; 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: Reformed Korea Presbyterian Church
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Dale Cameron
 PREMISES AFFECTED— 4654 N. Pulaski Road
 SUBJECT— Application for the approval of a special use.

CAL. NO. 364-93-S
 MAP NO. 11-K
 MINUTES OF MEETING
 December 20, 1993

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, Reformed Korea Presbyterian Church, for Harry Kim, owner, on November 2, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of off-site accessory parking on a leased lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 4654 N. Pulaski Road, to satisfy the parking requirement for a proposed 200-seat church located at 4622-24 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 12, 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, §9.3-2, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 29, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings, of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 61.5' x 124.57' lot which is presently used as a parking lot; that on December 20, 1993, the Board approved a special use application by the applicant church for the establishment of a 200-seat church in a 3-story brick building, on premises at 4622-24 N. Pulaski Road, in Calendar No. 363-93-S; that the applicant proposes to lease 11 off-site accessory parking spaces at the subject site for a period of 10 years commencing October 1, 1993 to September 30, 2003, for the hours between 10:00 A.M. and 3:00 P.M., Sundays and from 7:00 P.M. to 9:00 P.M. Mondays through Fridays; that the applicant has two five-year options to renew the lease; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the aforesaid 200-seat church located at 4622-24 N. Pulaski Road; 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

MINUTES OF MEETING

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Cal. No. 364-93-S

that the proposed leased parking at the subject site to be used by the applicant church will help alleviate on-street parking on N. Pulaski Avenue in this 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 off-site accessory parking on a leased lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 4654 N. Pulaski Road, to satisfy the parking requirement for a proposed 200-seat church located at 4622-24 N. Pulaski Road, upon condition that the use of the leased parking spaces shall be limited to the hours between 10:00 A.M. and 3:00 P.M., Sundays and from 7:00 P.M. to 9:00 P.M. Mondays through Fridays; 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 utilize the parking spaces in continuously in conformance with this order and with Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Habilitative Systems, Inc.
 APPEARANCES FOR: Donald J. Dew
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 415 S. Kilpatrick Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 365-93-S
 MAP NO. 2-K
 MINUTES OF MEETING
 December 20, 1993

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, Habilitative Systems, Inc., owner, on October 29, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter instead of a temporary overnight shelter in a 2-story brick community center building, in an M1-2 Restricted Manufacturing District, on premises at 415 S. Kilpatrick Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 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, §10.3-1, §10.4-1(14)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 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 the subject site is improved with a 2-story brick building; that on August 16, 1985 the Board approved, under certain conditions, the establishment by the applicant in the instant case a 100-bed temporary overnight shelter for homeless persons in the basement of the 2-story brick building used as a community center at the subject site, in Calendar No. 365-85-S; that approximately one year ago, the Department of Human Services requested the applicant to convert the temporary overnight shelter to a 50-bed 24-hour daily transitional shelter for the homeless; that the applicant has filed this special use application in compliance with the condition imposed in the resolution granted in Calendar No. 365-85-S which states that "any deviation from the specified use of the subject premises as a temporary overnight shelter facility to a permanent residence for clients....shall cause the special use granted hereby to immediately become null and void"; that the proposed use is necessary for the public convenience at this location to provide shelter for homeless developmentally disabled and mentally retarded persons, in addition to providing basic

MINUTES OF MEETING

December 20, 1993

Cal. No. 365-93-S

support services for them; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be operated under the conditions hereinafter set forth and which use will meet all applicable provisions of the Municipal Code governing the establishment and operation of transitional shelter facilities; that the proposed use, which fulfills a need in the community, will be located in an existing community center building and is compatible with the 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 50-bed transitional shelter instead of a temporary overnight shelter in a 2-story brick community building, on premises at 415 S. Kilpatrick Avenue, upon condition that the premises is brought into compliance with all applicable building code regulations; 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 special use is granted only to the applicant herein and if said applicant vacates the subject property or transfers the transitional shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility, or any increase in the number of beds and clients to be served as delineated herein, shall cause the special use hereby granted to immediately become null and void.

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

APPLICANT: Sheffield Properties

CAL. NO. 366-93-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 20, 1993

PREMISES AFFECTED— 1623 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
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: The Clare Group, Ltd.

CAL. NO. 367-93-S

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 20, 1993

PREMISES AFFECTED— 2701-19 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 18, 1994.

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: The Clare Group, Ltd.

CAL. NO. 368-93-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 20, 1993

PREMISES AFFECTED— 2701-19 N. Lincoln Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
February 18, 1994.

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: Land & Lakes Company
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 369-93-S
 MAP NO. 34-D
 MINUTES OF MEETING
 December 20, 1993

PREMISES AFFECTED— 1000 to 1300 E. 138th 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, Land & Lakes Company, for Marina Developments, Inc., an Illinois Corporation and MCM Land Company, an Illinois Corporation, owners, on November 2, 1993, filed an application for a special use under Article 11.10-5 of the zoning ordinance for approval of the deletion of condition No. 6 in the Board's resolution of August 20, 1993, Cal. No. 231-93-S, which states "That the operation of the authorized special use herein for a Material Recovery and Recycling Facility-Waste Transfer Station (MRRF) shall be conditioned upon the applicant being a contract provider of such service to the City of Chicago," on premises at 1000 to 13000 E. 138th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 29, 1993; and

WHEREAS, the district maps show that the premises is located in an M3-2 Heavy Manufacturing District; and

WHEREAS, the subject property consists of two contiguous parcels: Parcel 1, consisting of approximately 10 acres, has been authorized for use as a Material Recovery and Recycling Facility-Waste Transfer Station pursuant to resolution of this Board in Calendar No. 231-93-S, and with the condition that its operation be predicated upon the applicant being a provider of such service to the City of Chicago; that Parcel 2, consisting of approximately 72 acres, has been authorized for use as a Material Recovery and Recycling Facility-Waste Transfer Station pursuant to resolution of this Board in Calendar No. 291-90-S; and

WHEREAS, the applicant has not been selected as a MRRF service provider to the City of Chicago and, in consequence, has no need for duplicative MRRF facilities and requests a right of use for a single such facility to be located on Parcel 1 herein without precondition as to customer identity; and

MINUTES OF MEETING

December 20, 1993

Cal. No. 369-93-S

WHEREAS, the applicant if granted said request will abandon the previously authorized right of such use on Parcel 2 herein; and

WHEREAS, the applicant has incorporated by reference the record before the Board in in Calendar No. 291-90-S and Calendar No. 231-93-S; and

WHEREAS, the Zoning Board of Appeals, being fully advised in the premises, hereby incorporates by reference the findings in Calendar No. 291-90-S and Calendar No. 231-93-S; 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 deletion of condition No. 6 in the Board's resolution of August 20, 1993, Cal. No. 231-93-S, which states "That the operation of the authorized special use herein for a Material Recovery and Recycling Facility-Waste Transfer Station (MRRF) shall be conditioned upon the applicant being a contract provider of such service to the City of Chicago" and to permit the use of a Waste Transfer Station and Material Recovery and Recycling Facility (MRRF) on Parcel 1 herein, a premises of approximately ten (10) acres, on premises commonly known as 1300 E. 138th Street, upon condition that

- (1) No hazardous wastes will be delivered to the site;
- (2) All dumping, sorting and/or processing of commingled, solid waste will be enclosed within the proposed material recovery and recycling facility;
- (3) A rodent control plan will be submitted for review and approval by the Department of Streets and Sanitation's Bureau of Rodent Control prior to commencing operation of the waste transfer facility;
- (4) An on-site traffic circulation plan shall be submitted for review and approval to the Bureau of Traffic Engineering, Department of Transportation prior to commencing operation of the waste transfer facility;
- (5) The applicant will comply with all regulations of the Chicago Department of Fire with respect to fire prevention;
- (6) That the establishment of such use herein shall preclude such use under Calendar No. 291-90-S;

and that all other applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Better Boys Foundation
 APPEARANCES FOR: Donna Pugh
 APPEARANCES AGAINST:

CAL. NO. 370-93-S
 MAP NO. 5-J
 MINUTES OF MEETING
 December 20, 1993

PREMISES AFFECTED— 3625 W. Shakespeare 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, Better Boys Foundation, for Phyliss Faulman, owner, on October 26, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional residence for 10 male youths who are wards of the state in a 3-story brick apartment building, in an R3 General Residence District, on premises at 3625 W. Shakespeare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 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, §7.4-3, §7.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 29, 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 proposed use is to be located in an R3 General Residence District that the subject site is improved with a 3-story brick residential building with rear parking space for two automobiles; that the applicant proposes to establish a transitional residence for 10 male youths, 14 to 20 years of age, who are wards of the state; that the applicant will provide at the transitional residence comprehensive counseling, crisis intervention, job placement and educational services; that professional staff personnel will be on duty 24 hours daily; that the residents of the facility are required to sign a contract with the applicant upon entering the facility and must abide by facility rules and regulations, including nightly curfew; that the proposed use is necessary for the public convenience at this location to help alleviate the City's shortage of such facilities for youths who are ward of the state; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed transitional residence under the conditions hereinafter set forth and that the facility shall meet all applicable City and State ordinances governing the establishment of transitional residences for youths who are wards of the state;

MINUTES OF MEETING

December 20, 1993

Cal. No. 370-93-S

and that the proposed use is compatible with the existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional residence for 10 male youths, 14 to 20 years old, who are wards of the state in a 3-story brick apartment building, in an R3 General Residence District, on premises at 3625 W. Shakespeare Avenue, upon condition that the building at the subject site shall not be used as a transitional residence facility until the building complies with all applicable code regulations; that professional staff personnel shall be on the premises 24 hours daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the transitional residence facility operation 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 transitional residence facility for male youths who are wards of the state, 14 to 20 years old, or any increase in beds, as stated 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: Pat Gibbons
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 371-93-S
 MAP NO. 9-G
 MINUTES OF MEETING
 December 20, 1993

PREMISES AFFECTED— 3328-30 N. Sheffield 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, Pat Gibbons, owner, on November 1, 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 a proposed 3-story and basement 6-dwelling unit building, in a B4-2 Restricted Service District, on premises at 3328-30 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.6-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 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 50' x 123.68' lot presently improved with a 2½-story frame store and apartment building with an on-site parking area in the rear; that the applicant proposes to erect a 3-story and basement 6-dwelling unit building and is seeking special use approval for the establishment of dwelling units below the 2nd floor; that the proposed use is necessary for the public convenience at this location in that there is no demand for first floor business uses in this area and a growing demand for residential improvements; 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 code regulations and which will provide adequate off-street parking; and that although the site is zoned B4-2 Restricted Service, the proposed use will be compatible with the predominantly residential character of this portion of N. Sheffield Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

December 20, 1993

Cal. No. 371-83-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 dwelling units below the 2nd floor in a proposed 3-story and basement 6-dwelling unit building, on premises at 3328-30 N. Sheffield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Pat Gibbons
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 372-93-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 December 20, 1993

PREMISES AFFECTED— 3328-30 N. Sheffield 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, Pat Gibbons, owner, on November 1, 1993, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 3-story and basement 6-dwelling unit building, whose side yards will be 2.5 feet each instead of 5 feet each, on premises at 3328-30 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 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 on December 20, 1993, the Board approved the applicant's special use application for the establishment of dwelling units below the 2nd floor in a proposed 3-story and basement 6-dwelling unit building at the subject site, in Calendar No. 371-93-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side yard variations requested are necessary to provide adequate living space in the proposed 6-dwelling units; that the plight of the owner is due to unique circumstances in that without the requested side yard variations, the proposed dwelling units would be long and narrow and would not contain adequate living space; that the variations, if granted, will not alter the essential character of the locality in that many improvements in this block do not comply with the side yard requirements of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

December 20, 1993

Cal. No. 372-93-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story and basement 6-dwelling unit building whose side yards will be 2.5 feet each instead of 5 feet each, on premises at 3328-30 N. Sheffield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Quality Materials, Inc.
 APPEARANCES FOR: Morgan F. Murphy, et al.
 APPEARANCES AGAINST: Hon. Jesse Evans, Hon. John O. Steele, et al.

CAL. NO. 373-93-S
 MAP NO. 20-F
 MINUTES OF MEETING
 December 20, 1993

PREMISES AFFECTED— 8600 S. Holland Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application approved.

THE RESOLUTION:

WHEREAS, Quality Materials, Inc., for Quality Materials, Inc., f/k/a Callaghan Real Estate, owner, on October 8, 1993, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a reprocessible construction/demolition material facility on a 16-acre site, in an M1-2 Restricted Manufacturing District, on premises at 8600 S. Holland Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at a special meeting held on December 20, 1993, after due notice thereof by publication in the Chicago Sun-Times on November 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 June 23, 1993, the City Council passed an ordinance authorizing the establishment and operation of facilities for the reprocessing and recycling of construction and demolition materials; that additionally the City Council authorized that such facilities which were already located in an M1-1 to M1-5 Restricted Manufacturing District and in operation as of June 1, 1993 be allowed to apply for a variation in the nature of a special use; that a recycling facility of such nature has been located and operated at the subject site since 1991; that the subject site is an approximately a 16-acre irregular shape parcel of land, formerly used as a railroad freight yard and is bordered by a railroad right-of-way on the east and west and railroad tracks and bridges on the north and south; that the subject site is accessible from 87th Street and S. Holland Road; that the subject site is accessed from S. Holland Road at its intersection at 87th Street; that S. Holland Road to the south serves as a residential access roadway and north of 87th Street it terminates within the subject site property; that adjacent land uses are primarily industrial; that residential areas are located to the west and east beyond railroad and industrial/commercial uses; that south of

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Cal. No. 373-93-S

87th Street is a mixture of commercial/industrial uses, railroad and residential areas, as well as a closed and discontinued area which had been used for dumping of construction and demolition refuse; that the applicant proposes to operate a concrete recycling operation at the subject site which consists of crushing, sorting, stockpiling and reuse of demolished concrete from private and city and state construction sites; that the recycling operation utilizes equipment such as truck scales, front loaders, an impactor and conveyors for sorting the crushed concrete into various size product stockpiles; that 70% of the end product is used by the City of Chicago and State of Illinois as road base and other fillers; that fine residual material such as dirt, clay, gravel, etc. is stockpiled north of the subject recycling operation for further use as filler; that the crushing facility's hours of operation are from 7:30 A.M. to 4:00 P.M.; that approximately 40-60 trucks enter or leave the subject property on a Monday to Saturday basis; that the size of incoming trucks bearing materials for processing is limited to a maximum of 11 feet wide; that dust and noise emission control systems will be provided at the site; that the proposed use is necessary for the public convenience at this location to help accomplish the goals and mandates of the City of Chicago the State of Illinois and Environmental Protection Agencies related to the recycling of disposable materials; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility to be operated under the conditions hereinafter set forth and which will be operated in compliance with all applicable standards of the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency and the City of Chicago Department of Environment, and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the subject site is buffered from residential areas by railroad and other industrial uses; that the subject crushing and recycling operation is limited in nature and as such generates a minimal amount of traffic during business hours which will not have a negative impact on the existing traffic along 87th Street at S. Holland Road; 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 reprocessible construction/demolition material facility on a 16-acre site, on premises at 8600 S. Holland Road, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 4:00 P.M. Monday through Saturday; that no construction materials or debris shall be processed between the hours of 6:00 P.M. and 7:30 A.M., Monday through Saturday; that no equipment or construction debris shall be placed, stored or stacked within 50 feet of any of the facility's property lines; that the height of the reprocessible material storage piles shall be limited to no more than 30 feet; that all access and egress from the site shall be limited to S. Holland Road via 87th Street only and that all trucks accessing the site shall be directed to avoid all residential streets; that after hours, the site shall be secured from vehicular traffic by controlling access at S. Holland Road and shall take all necessary steps to secure the site from unauthorized entry during business hours; that the applicant shall contract for weekly cleaning services to sweep and hose down the entrance and portion of S. Holland Road and 87th Street and other adjacent roadways as necessary to prevent any buildup of dust and mud; that noise emission control measures shall be employed during the hours of operation; that any open trucks shall be covered in a manner to prevent escape of dirt and debris; that the operation at the subject site shall be conducted at all times in compliance with the requirements of the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Department of Environment and the performance standards established in Article 10 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago

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shall be complied with before a permit is issued; and be it further

RESOLVED, that the heretofore approved special use shall remain in full force and effect for a period of two (2) years.

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

APPLICANT: Marlboro, Inc.

CAL. NO. 374-93-S

APPEARANCES FOR:

MAP NO. 18-I

APPEARANCES AGAINST:

MINUTES OF MEETING
December 20, 1993

PREMISES AFFECTED— Area bounded by the C. & W.I. Railroad; vacated S. Sacramento Ave.;
a line 174' north of W. 77th St.; S. Albany Ave.; W. 76th St.; and
SUBJECT— vacated S. Troy St., known as 7601 S. Albany Avenue.

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 18, 1994.

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
December 20, 1994
Cal. No. 322-93-S

David L. Reifman, for Deborah's Place, applicant, presented a written request for amendments to the resolution in Calendar No. 322-93-S approved by the Zoning Board of Appeals on November 19, 1993, for the establishment of a temporary overnight shelter on the ground floor and a transitional shelter on the 2nd floor of a 4-story building, in a C1-3 Restricted Commercial District, on premises at 1530 N. Sedgwick Street.

The amendments requested are as follows:

"that no treatment of persons with alcohol or drug abuse problems will be conducted at the facility" in lieu of "that no persons with alcohol or drug abuse problems will be accepted by the facility;"

"....that the Zoning Administrator is authorized to permit the establishment of a 30-bed temporary overnight shelter on the ground floor, a 10-bed transitional shelter on the 2nd floor with affordable single-room occupancy dwelling units, plus a dwelling unit for the building manager to be located on the 3rd or 4th floor of a 4-story brick building, on premises at 1530 N. Sedgwick Street" in lieu of ".....that the Zoning Administrator is authorized to permit the establishment of a 30-bed temporary overnight shelter on the ground floor, a 10-bed transitional shelter on the 2nd floor with affordable single room occupancy dwelling units, plus a dwelling unit for the manager of the shelters to be located on the 3rd and 4th floors of a 4-story brick building, on premises at 1530 N. Sedgwick Street....."

"that no treatment of women with drug, alcohol or mental problems shall be conducted at the shelters" in lieu of "that no women with drug, alcohol or mental problems shall be accepted as clients by the shelters;"

Chairman Spingola moved that the requested amendments to the resolution approved in Calendar No. 322-93-S be granted. The motion prevailed by yeas and nays as follows:

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

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Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on January 21, 1994.

Marian Reeb
Secretary