

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, May 18, 1990

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

The following were present and constituted a quorum:

Joseph J. Spingola
Chairman
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

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Member Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 20, 1990 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Alakiotou, Caldwell, Fornelli and Moore. Nays- None.

* * * * *

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

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

APPLICANT: Rokaitis Industries, Inc.
 APPEARANCES FOR: Donald F. Rothchild
 APPEARANCES AGAINST: William F. Krystyniak, et al

CAL NO. 131-90-S
 MAP NO. 12-K
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 4749-59 S. Knox Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
X		
	X	

THE RESOLUTION:

WHEREAS, Rokaitis Industries, Inc., owner, on March 20, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an automobile storage lot, in an M1-2 Restricted Manufacturing District, on premises at 4749-59 S. Knox Avenue, accessory to an auto repair business located at 4546 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 9, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 a 119.98' x 126.55' parcel of vacant land located on the east side of S. Knox Avenue; that the subject site is located across S. Knox Avenue from an R2 Single-Family Residence District; that the applicant's auto repair business is located at 4546 S. Archer Avenue; that the applicant proposes to store automobiles at the subject site until such time as they can be brought to the applicant's principal business location for repair; that automobiles may be stored at the subject site from 1 day to as long as 3 months and if not retrieved by the owners after that time would be sold; that the subject site will be surrounded by a 10 foot high solid fence; that the site will be locked at all times except when a vehicle is coming in or going out; that there will be no security personnel or employees at the site at all times daily; that no evidence was presented to indicate that the proposed automobile storage yard is necessary for the public convenience at this location which is approximately one mile from the applicant's principal business operation; that the public health, safety and welfare will not be adequately protected in the design, location and operation of the proposed use in that there will be no full-time security or employees at the site

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and that the towing of cars, as a part of the proposed operation, will cause an increase in the amount of traffic and noise on S. Knox Avenue and W. 48th Street; and that the establishment of a passive automobile storage lot across the street from an R2 Single-Family Residence District will be detrimental to the value of said residential properties and is not in the public's 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 808

APPLICANT: Pappageorge Haymes, Ltd.
 APPEARANCES FOR: David Joslyn
 APPEARANCES AGAINST:

CAL. NO. 132-90-S
 MAP NO. 13-G
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 5319 N. Wayne Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Pappageorge Haymes, Ltd., for David Joslyn and Kathy Finefrock, owners, on March 21, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story addition to the rear of a 2-story brick 2-dwelling unit building, whose north side yard will be 3 feet instead of 6.37 feet and which addition will result in a 9.2% (228 sq.ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 5319 N. Wayne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 2-story brick 2-dwelling unit building with a partially enclosed 2-story rear porch; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicant seeks to erect a 228 sq. ft. two-story addition to the rear of the existing 2-story 2-dwelling unit building which will completely enclose the existing 2-story rear porch and which will exceed by 9.2% the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the owner and his family; that the plight of the

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owner is due to the necessity of enclosing and expanding an existing partially enclosed rear porch to provide enlarged kitchen facilities; that the proposed 2-story addition will follow the building lines of the existing 2-story structure on the site; and that the variations, if granted, will be compatible with the existing improvements in this block, all of which do not comply with the north side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition to the rear of a 2-story brick 2-dwelling unit building, whose north side yard will be 3 feet instead of 6.37 feet and which addition will result in a 9.2% (228 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 5319 N. Wayne 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: Paul M. Kiscellus
 APPEARANCES FOR: Paul M. Kiscellus
 APPEARANCES AGAINST:

CAL. NO. 133-90-Z
 MAP NO. 13-L
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 5325 N. Ludlam Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Paul M. Kiscellus, owner, on March 21, 1990, 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 23' x 44' addition to a 1-story brick single-family residence, whose front yard will be 19.43 feet instead of 19.84 feet, whose combined side yards will be 7.08 feet instead of 9 feet, and whose total floor area ratio will be 0.58 instead of 0.50, on premises at 5325 N. Ludlam Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2(2), §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 which is in the process of being restored due to fire damage; that the applicant proposes to erect a 2nd story 23' x 44' addition to the existing 1-story building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd floor addition is necessary to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the addition of the proposed 2nd floor requires raising the roof to provide adequate space which necessitates the requested yard variations; that no one appeared in opposition to the applicant's request; and that the proposed 2nd story addition will be compatible with the existing improvements in this block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the Zoning Ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story 23' x 44' addition to a 1-story brick single-family residence, whose front yard will be 19.43 feet instead of 19.84 feet, whose combined side yards will be 7.08 feet instead of 9 feet and whose total floor area ratio will be 0.58 instead of 0.50, on premises at 5325 N. Ludlam Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: West Churchill Development Corporation
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 134-90-S
 MAP NO. 5-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 2123 W. Webster Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, West Churchill Development Corporation, owner, on March 26, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of the residential use on the ground floor of a 3-story brick 2-dwelling unit building, in a B4-2 Restricted Service District, on premises at 2123 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 24' x 152.58' through lot improved with a 3-story brick apartment building; that the applicant proposes to enlarge the existing 3-story building with major renovation and reduce the dwelling units to two units; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area; that the trend in this area is rehabilitation of older commercial properties into residential uses and that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; and that the proposed use will be 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 expansion of the residential use on the ground floor of a 3-story brick 2-dwelling unit building, on premises at 2123 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 808

APPLICANT: West Churchill Development Corporation
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 135-90-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 2123 W. Webster Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, West Churchill Development Corporation, owner, on March 26, 1990, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a rear 1 and 2-story addition and 3rd floor dormers to a 3-story brick 2-dwelling unit building on a through lot, whose east side yard will be 4 inches instead of 2.4 feet and with an unobstructed open strip located midway between the streets of 12.5 feet instead of 22 feet, on premises at 2123 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 May 18, 1990, the Zoning Board of Appeals approved a special use application permitting the expansion of the residential use on the ground floor of a 3-story brick 2-dwelling unit building at the subject site, in Calendar No. 134-90-S; that the subject site is a 24' x 152.58' through lot with frontages on W. Webster Avenue and W. Shakespeare Avenue and is improved with a 3-story brick apartment building on the W. Webster Avenue frontage and a brick garage currently being rehabbed on the rear W. Shakespeare Avenue frontage; that the applicant proposes to erect a rear 1 and 2-story addition and 3rd floor dormers to the existing residential structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary as part of the rehabilitation and conversion of the existing 3-story building to two dwelling units; that the plight of the owner is due to the narrow width of this through lot and the configuration of the existing structures on the lot and to the ordinance requirement of an unobstructed open strip located midway between the streets; that the proposed dormers will conform to

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the existing structure along the eastern wall; that the proposed additions will be compatible with the existing residential improvements on this block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a rear 1 and 2-story addition and 3rd floor dormers to a 3-story brick 2-dwelling unit building on a through lot, whose east side yard will be 4 inches instead of 2.4 feet and with an unobstructed open strip located midway between the streets of 12.5 feet instead of 22 feet, on premises at 2123 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 808

APPLICANT: American National Bank & Trust Co. of Chicago, Tr. #100015-

CAL. NO. 136-90-S

APPEARANCES FOR: James M. Kane

01

MAP NO. 1-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 301-15 W. Huron Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, American National Bank & Trust of Chicago, Trust No. 100015-01, owner, on March 23, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 270 public parking spaces (non-accessory) within a proposed 14-story movie theaters and office space building, in a C3-5 Commercial-Manufacturing District, on premises at 301-15 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3, §9.4-3(6), §9.5-3(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the applicant proposes to erect a 14-story building to contain 5 movie theaters in the basement and ground floor, public parking on floors 2 through 9 containing 275 spaces, office space on floors 10 through 14 and one dwelling unit on the roof; that under the existing C3-5 Commercial-Manufacturing District zoning classification, the required parking for this mixed used development is 5 parking spaces; that the applicant proposes to provide 270 additional parking spaces as non-accessory public parking; that the proposed use is necessary for the public convenience at this location in that this is a developing area with a great need for public parking facilities; 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; that the proposed public non-accessory parking at the subject site will help alleviate parking congestion in the area; and that the proposed use will be 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

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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 270 public parking spaces (non-accessory) within a proposed 14-story movie theaters and office space building, on premises at 301-15 W. Huron Street, upon condition that the non-accessory parking spaces shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked in said parking spaces at any time; that the hours of operation shall be limited to the hours between 6:30 A.M. and Midnight, Monday through Saturday and from 6:30 A.M. to 10 P.M., Sunday until such time as they may need to be changed as the proposed building becomes occupied; that ingress and egress shall be from N. Franklin Street; that the driveway shall be constructed in accordance with applicable ordinances; that an adequate security system shall be provided; and that all 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 maintain the parking spaces continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Daniel J. Pierce
 APPEARANCES FOR: Daniel J. Pierce
 APPEARANCES AGAINST: Lynn Kalanik, et al.

CAL. NO. 137-90-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 2501 N. Racine Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
		X	
X			
X			
X			
X			

THE RESOLUTION:

WHEREAS, Daniel J. Pierce, for LaSalle National Bank. Tr. No. 112448, owner, on March 30, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story room addition with an attached 1-story garage with roof deck to the rear of a 2-story brick single-family residence, which 2-story addition will be located in the required rear yard and with no south side setback instead of 7.5 feet and which attached garage will provide no south side setback instead of 10 feet, as required on a reversed corner lot, on premises at 2501 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.6-4, §7.8-4(2) and §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an 18.46' x 83.79' reversed corner lot improved with a 2-story brick townhouse residence with an existing curb cut and concrete pad at the rear; that the applicant proposes to erect a 2-story addition with an attached 1-story garage with roof deck to the rear of 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 in that the proposed 2-story addition is necessary to enclose a new stairway to the 2nd floor and to provide additional bedroom and kitchen space; that the plight of the owner is due to the lot dimensions and the need for a secure on-site parking facility; that the proposed addition and garage will not affect access to the rear of abutting properties via a private easement; that the proposed addition and garage

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will be constructed of materials similar to the residential structure and compatible with existing improvements on the block and that the variations, if granted, will not alter the essential character of the locality nor impair an adequate supply of light and air to adjoining properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story room addition with an attached 1-story garage with roof deck to the rear of a 2-story brick single-family residence, which 2-story addition will be located in the required rear yard and with no south side setback instead of 7.5 feet and which attached garage will provide no south side setback instead of 10 feet, as required on a reversed corner lot, on premises at 2501 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Kathleen Carruthers
 APPEARANCES FOR: Mike Kafka, Kathleen Carruthers
 APPEARANCES AGAINST:

CAL. NO. 138-90-Z
 MAP NO. 10-I
 MINUTES OF MEETING
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PREMISES AFFECTED— 7926 S. Campbell Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kathleen Carruthers, owner, on April 2, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1-story 10.6' x 13.5' addition to the rear of a 2-story brick single-family residence, whose total floor area ratio will be approximately 0.60 instead of 0.50, on premises at 7926 S. Campbell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 improved with a 2-story brick residential building with a recently constructed 1-story 10.6' x 13.5' addition at the rear; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 1-story addition is necessary to meet the needs of the applicant; that the plight of the owner is due to unique circumstances in that the said 10.6' x 13.5' 1-story addition was constructed without obtaining the necessary building permit and that the applicant is now seeking to legalize said construction; that the proposed addition will be compatible with the existing improvements in the block and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 10.6' x 13.5' addition to the rear of a 2-story brick single-family residence, whose total floor area ratio will be approximately 0.60 instead of 0.50, on premises at 7926 S. Campbell 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: Donald K. Porter
 APPEARANCES FOR: Roxanne Mizner
 APPEARANCES AGAINST:

CAL. NO. 139-90-S
 MAP NO. 5-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 2111 N. Leavitt Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Donald K. Porter, owner, on April 2, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of the residential use on the ground floor of a 3-story brick single-family residence, in a B4-2 Restricted Service District, on premises at 2111 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4(1), §8.3-4, §8.4-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 3-story brick single-family residence in the process of rehabilitation due to fire damage; that the applicant proposes to expand the existing pre-ordinance single-family residence by constructing a 3-story addition to the rear of the building; that the proposed expansion of the residential use on the ground floor is necessary to meet the needs of the applicant and his family; that there is no demand for business improvements in this block; that the trend in this area is rehabilitation of existing older properties; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will comply with all applicable building code regulations; and that the proposed expansion of the residential use will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of the residential use on the ground floor of a 3-story brick single-family residence, on premises at 2111 N. Leavitt Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Donald K. Porter
 APPEARANCES FOR: Roxanne Mizner
 APPEARANCES AGAINST:

CAL. NO. 140-90-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 2111 N. Leavitt Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Donald K. Porter, owner, on April 2, 1990, 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 addition to the rear of a 3-story single-family residence, whose north side yard will be 1.48 feet and whose south side yard will be 2.29 feet instead of 2.4 feet each, on premises at 2111 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4(1), §8.3-4, §8.4-4, §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 3-story brick single-family residence in the process of rehabilitation due to fire damage; that on May 18, 1990, the Zoning Board of Appeals approved a special use application permitting the expansion of the residential use on the ground floor of the existing 3-story brick single-family residence on the subject site, in Calendar No. 139-90-S; that the applicant proposes to construct an approximately 8' x 20' 3-story addition to the rear of the existing residential structure on the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 3-story addition to the rear of the existing building is necessary to provide adequate interior living space in the building; that the plight of the owner is due to the necessity of rehabilitating the fire damage to the structure and providing adequate and structurally safe living space for the applicant and family; that the proposed 3-story addition will follow the existing north and south perimeter walls and will be compatible with the

MINUTES OF MEETING

May 18, 1990

Cal. No. 140-90-Z

predominantly residential improvements in this block; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story addition to the rear of a 3-story single-family residence, whose north side yard will be 1.48 feet and whose south side yard will be 2.29 feet instead of 2.4 feet each, on premises at 2111 N. Leavitt Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jack D. Jester (contract purchaser)

CAL. NO. 141-90-Z

APPEARANCES FOR: Bridget O'Keefe

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
May 18, 1990

PREMISES AFFECTED— 2011-15 N. Magnolia Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jack D. Jester (contract purchaser), for American National Bank, Trust No. 43487, owner, on April 2, 1990, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family residence, whose north side yard will be 2.9 feet instead of 5.9 feet and whose rear yard will be 6.51 feet instead of 30 feet, on premises at 2011-15 N. Magnolia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4, §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 May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 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 an R4 General Residence District; that the subject site is abutted to the north by a manufacturing district which is predominantly residential in character and adjacent to manufacturing uses to the south, east and west; 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 requested variations are necessary to maximize the amount of yard and land-scaping which will serve as a buffer to the existing manufacturing uses and to provide adequate living space to meet the needs of the applicant and his family; that the plight of the owner is due to the mixed use nature of the neighborhood which necessitates a physical buffer between the manufacturing district to the south and west and the proposed residential structure and the applicant's need to provide storage and closet space above the garage which results in the requested rear yard variation; that the proposed single-family residence will be compatible with the existing residential properties immediately north of the subject site; and that the variations, if granted, will serve as a buffer between the manufacturing district

MINUTES OF MEETING

May 18, 1990

Cal. No. 141-90-Z

and the existing residential improvements and will not alter the essentially residential character of the block in which the subject site is located; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story single-family residence whose north side yard will be 2.9 feet instead of 5.9 feet and whose rear yard will be 6.51 feet instead of 30 feet, on premises at 2011-15 N. Magnolia 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 803

APPLICANT: Dr. Arthur Peterson
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 142-90-Z
 MAP NO. 11-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 1830 W. Sunnyside Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Dr. Arthur Peterson, owner, on April 3, 1990, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2½-story 2-dwelling unit townhouse building on a reversed corner lot, whose west side yard will be 3.75 feet instead of 7.5 feet and whose north rear yard will be 27 feet instead of 30 feet, on premises at 1830 W. Sunnyside Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 22, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4(2), §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 May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 38' x 92' reversed corner lot with no alley access; that the applicant proposes to erect a 2½-story 2-dwelling unit townhouse building with interior parking space on the subject property; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 2-dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 2-dwelling units are less than the amount permitted in the district, the proposed 2½-story building requires greater land coverage with encroachment into the required yards on this reversed corner lot in order to provide adequate living space in the townhouse dwelling units as designed; that the proposed 2½-story 2-dwelling unit building will be compatible with the existing improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

May 18, 1990

Cal. No. 142-90-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 2½-story 2-dwelling unit townhouse building on a reversed corner lot, whose west side yard will be 3.75 feet instead of 7.5 feet and whose north rear yard will be 27 feet instead of 30 feet, on premises at 1830 W. Sunnyside Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jeffrey Kernis

CAL NO. 143-90-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1990

PREMISES AFFECTED-- 2021-23 N. Howe Street

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

ACTION OF BOARD--

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

Application withdrawn upon motion of applicant.

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Masayo Koshiyama
APPEARANCES FOR: Masayo Koshiyama
APPEARANCES AGAINST:

CAL. NO. 144-90-S
MAP NO. 2-M
MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 21-27 S. Austin Boulevard
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Masayo Koshiyama, for NBD Trust Company of Chicago, Tr. No. 1080-CH, owner, on April 11, 1990, 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 R3 General Residence District, on premises at 21-27 S. Austin Boulevard, to serve the tenants of a 3-story building located at 5957-73 W. Madison Street and 9-17 S. Austin Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in 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 and has been operated as an illegal parking lot by previous owners for at least 25 years; that the applicant purchased a 3-story store and apartment building at 5957-73 W. Madison Street and 9-17 S. Austin Boulevard and the subject site lot which is located directly south across a public alley in June of 1989 and was unaware that the parking lot was not legal; that the site is across the street from Oak Park which allows no street parking on Austin Boulevard; that the proposed parking lot is necessary for the public convenience at this location to provide off-street parking for the tenants of the building at 5957-73 W. Madison Street and 9-17 S. Austin Boulevard; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that that use of the subject property as a parking lot to serve tenants of the building located at 5957-73 W. Madison Street and 9-17 S. Austin Boulevard will help alleviate parking congestion in the neighborhood and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

May 18, 1990

Cal. No. 144-90-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 21-27 S. Austin Boulevard, to serve the tenants of a 3-story building located at 5957-73 W. Madison Street and 9-17 S. Austin Boulevard, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to the tenants of the building located at 5957-73 W. Madison Street and 9-27 S. Austin Boulevard and that no commercial vehicles shall be parking upon said lot at any time; that the strip of land 15 feet wide along the west lot line shall be landscaped; that a decorative screening fence shall be erected on the periphery of the lot, excepting the driveway; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from the alley abutting the site to the north; and that all applicable ordinances of 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 808

APPLICANT: George Perinovic
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: D.A. Smith, Marie Clausen

CAL. NO. 145-90-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 1449 W. Fletcher Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, George Perinovic, owner, on April 12, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 2-dwelling unit building, whose front yard will be 5.42 feet instead of 15 feet and with no west side yard instead of 2.5 feet, on premises at 1449 W. Fletcher Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1), §11.7A-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 25' x 125.19' vacant lot; that the applicant proposes to erect a 3-story 2-dwelling unit building at the subject site; that the City Council on February 16, 1989, rezoned the subject site from R3 to R4 General Residence specifically for the proposed use; 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 requested yard variations are necessary to construct a structure with adequate size dwelling units; that the plight of the owner is due to unique circumstances in that without the requested yard variations the proposed building would be too narrow; that the proposed location of the 3-story building on the lot will be compatible with the existing improvements in the block which have similar west and front yards 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 2-dwelling unit building, whose front yard will be 5.42 feet instead of 15 feet

MINUTES OF MEETING

May 18, 1990

Cal. No. 145-90-Z

and with no west side yard instead of 2.5 feet, on premises at 1449 W. Fletcher 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: Club Lucky, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 146-90-S
 MAP NO. 5-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 1822-24 W. Wabansia Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Club Lucky, Inc., for Anthony Gondek, owner, on April 12, 1990, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story brick building also containing a hall, in an R3 General Residence District, on premises at 1822-24 W. Wabansia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 2-story brick building containing an operating tavern in the first floor corner store premises and dwelling units on the 2nd floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern and catering hall in the subject building has been in existence for many years; that Robert Friedlander proposes to operate the existing tavern as Club Lucky, Inc., under a new license; that the applicant will not provide catering services but intends to utilize the catering hall premises 2 or 3 times a week for music and small theater groups, rehearsals and performances; that the prior catering hall facility will also be available as a gallery for local artists, neighborhood assemblies and as an individual party facility; that the majority of the tavern's patrons come from the neighborhood community and that the continued operation of the tavern and art and theatrical productions in conjunction therewith at this location is necessary for the public convenience; that the applicant corporation proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be

MINUTES OF MEETING

May 18, 1990

Cal. No. 146-90-S

adequately protected; and that the continued operation of the existing tavern with art and theatrical productions in conjunction therewith, 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 change of licensee and continued operation of an existing tavern in a 2-story brick building with art and theatrical productions in conjunction therewith, in a 2-story brick building also containing a hall, on premises at 1822-24 W. Wabansia Street, 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 Richard Friedlander or his corporation, Club Lucky, Inc., as licensee, and that a change of licensee shall render the special use granted herein null and void; and being it further

RESOLVED, that the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the zoning ordinance.

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

APPLICANT: 1858 Corporation
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 147-90-S
 MAP NO. 3-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 1858 W. Iowa Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, 1858 Corporation, for Nilda Gonzalez, owner, on April 12, 1990, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story brick building, in an R4 General Residence District, on premises at 1858 W. Iowa Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 10, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 building containing an existing tavern on the first floor and dwelling units on the 2nd floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in an residence district; that the existing tavern in the subject building has been in existence for many years; that Nilda Gonzalez proposes to operate the existing tavern as 1858 Corporation under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the new licensee, Nilda Gonzalez, proposes to operate the tavern in such a manner, and under the conditions hereinafter set forth, to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern 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 change of licensee and continued

MINUTES OF MEETING

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operation of an existing tavern in a 2-story brick building, on premises at 1858 W. Iowa Street, upon condition that the hours of operation shall be limited to the hours between 1:00 P.M. and 2:00 A.M., Sunday through Friday and 12:00 P.M. and 3:00 A.M. on Saturday; that the applicant shall police its operation at all times in a manner to prevent any public nuisance such as, but not limited to, idle gathering or drinking on the sidewalk or street outside of the premises; that the outside of the property shall be kept neat and clean of debris; that the public telephone located outside the subject tavern premises shall be removed; and 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, Nilda Gonzalez or her corporation, 1858 Corporation, as licensee, and that a change of licensee shall render this special use granted herein null and void; and be it further

RESOLVED, that the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the zoning ordinance.

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

APPLICANT: 3M/National Advertising Company

148-90-A -
CAL. NO. 162-90-A

APPEARANCES FOR: Sanford M. Stein

MAP NO. Various

APPEARANCES AGAINST:

MINUTES OF MEETING
May 18, 1990

PREMISES AFFECTED— Various (as listed below)

SUBJECT— Appeals from the decisions of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeals denied and the decisions of the Office of the Zoning Administrator affirmed.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, 3M/National Advertising Company, for various owners, on March 18, 1990, filed appeals from the decisions of the Office of the Zoning Administrator in refusing to permit the erection of advertising signs due to their being situated within 500 feet of major routes (expressways) and visible therefrom, with some exceeding 50 feet in height and some within 75 feet of residential zoning, at the following locations:

Case No.	Address	Zoning
148-90-A	3500 S. Kedzie Avenue	M3-4
149-90-A	2525 S. Archer Avenue	C1-2
150-90-A	2268 S. Lumber Street	M3-4
151-90-A	7729 S. State Street	M1-2
152-90-A	5660 W. Taylor Street	M2-2
153-90-A	9710 W. Foster Avenue	M1-1
154-90-A	1009 W. Huron Street	M1-3
155-90-A	3427 N. Drake Avenue	M1-1
156-90-A	456 N. Sangamon Street	M2-4
157-90-A	3399 N. Avondale Avenue	M1-1
158-90-A	4153 N. Kostner Avenue	M1-1
159-90-A	5401 N. Austin Avenue	M1-2
160-90-A	712 W. 25th Street	M1-2
161-90-A	4422 S. Wentworth Avenue	C1-1
162-90-A	7151 S. State Street	B4-2

WHEREAS, the decisions of the Office of the Zoning Administrator rendered July 19, 1989 read:

"Application(s) not approved. Requested certification(s) does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 10.4-3, 10.14(5), 7.9(5), 9.4-1, 10.4-1(10), 8.9(5)."

and

WHEREAS, a public meeting was held on these applications by the Zoning Board of Appeals at its regular meeting held on May 18, 1990; and

WHEREAS, the district maps show that the premises are located in the aforesaid zoning district; and

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May 18, 1990

Cal. Nos. 148-90-A - 162-90-A

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 appellant seeks to erect 16 advertising signs attached to 60 feet to 120 feet high metal structures at the aforesaid various locations, admittedly all of which will be situated nearer than 500 feet of a major expressway and visible therefrom; that the Zoning Administrator denied a permit for each sign due to the applicable sections of the zoning ordinance which state, in part, "No advertising sign shall be permitted within 500 feet of any major route---if the face thereof is visible therefrom. The 500 feet shall be measured from the center line of the lane of traffic including access or exit lanes closest to the sign and from which the sign is visible"; that the appellant argues that although the signs faces are nearer than 500 feet to the expressway and a portion of which is visible therefrom, the angle of the sign in relation to the expressway and its cone of vision prevents the sign from being discerned or read at a distance less than 500 feet, but admits that the sign face would be visible, albeit not legible, by the motoring public if one were to radically turn their line of sight in its direction; that the appellant further states that the correct interpretation of the applicable section is that if a sign face cannot be read from a distance nearer than 500 feet of the expressway, it is then permitted, and that the term visible therefrom rightfully means legible therefrom; that the Board finds that the signs faces as proposed will be visible and can be seen from nearer than 500 feet of the expressway and therefore not permitted; that the appellant's argument that the Board should interpret the intent and purpose of the applicable code is misplaced, and that if they believe the term visible therefrom means legible therefrom, they should seek appropriate legislative action before the City Council; that on appeal, the Board has no more power than the Zoning Administrator and is limited to reasonable interpretation of the code; that if the Board were to accept the appellant's argument, its decision could have far-reaching effects upon the amount of signs and their location along the expressways; that the appellant rightfully states that the provisions of the zoning ordinance are held to be minimum requirements for the promotion of the public health, safety, morals and welfare (Section 5.1), and with that in mind, that the Board believes the sign industry should work with the corporate authorities in seeking guidelines with respect to the location of signs in proximity to expressways; it is therefore

RESOLVED, that the appeals be and they are hereby denied and the decisions of the Office of the Zoning Administrator be and they are hereby affirmed.

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

APPLICANT: Manucor Properties, Inc.

CAL. NO. 81-90-Z

APPEARANCES FOR: Gerald M. Petacque

MAP NO. 7-G

APPEARANCES AGAINST: Victor Lawro et al.

MINUTES OF MEETING
May 18, 1990

PREMISES AFFECTED— 1445-57 W. Diversey Parkway

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

ACTION OF BOARD—

Variation denied.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
	x	
	x	
x		
	x	

THE RESOLUTION:

WHEREAS, Manucor Properties, Inc., for NBD Trust Company of Illinois, Nt#2668-EG, owner, on February 6, 1990, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a 1-story bank with drive-through facility, with no north side yard instead of 20 feet required when located across the street from a Residence District, on premises at 1445-57 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.13-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on February 26, 1990; 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 an 18,136 sq. ft. parcel of land located on the corner of W. Diversey Parkway and N. Greenview Avenue and is presently improved with a 1-story brick residential building and a 1 and 2-story brick commercial building; that the applicant proposes to demolish the existing buildings and erect a 1-story bank building with drive-through facility, both uses permitted in the M1-2 zoning district; that the requested north yard variation is necessitated due to the subject site being located across the street from a residence district; that the applicant, in response to community concerns, modified the site plan by moving the building toward the center of the lot with provision for ingress/egress from W. Diversey Parkway via two curb cuts in lieu of ingress via N. Greenview Avenue; that the proposed building will be built to the front lot line with ingress and egress to and from the bank drive-through via driveways off W. Diversey Parkway; that an existing CTA bus stop is situated between the proposed driveways; that the evidence presented was insufficient to establish that the property in question cannot yield a reasonable return if permitted to

MINUTES OF MEETING

May 18, 1990

Cal. No. 81-90-Z

be used only under the conditions allowed by the regulations in this district in that the 156' x 116' subject site has ample room for provision of a 20 foot setback from the front lot line; that the building as proposed will block the western view of exiting motorists until they have reached the sidewalk and along with the convergence of two driveways and a bus stop all within a 78 foot area would increase congestion in the public street and make for an un-safe situation at the location, and that the granting of the requested variation would alter the essential character of the locality; it is therefore

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

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 803

APPLICANT: John Vlahos
APPEARANCES FOR: John Vlahos
APPEARANCES AGAINST:

CAL NO. 85-90-A
MAP NO. 12-M
MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 5101 S. Merrimac Avenue

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John Vlahos, for Zita Grazis, owner, on February 5, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a tavern into a restaurant including liquor in a 1-story brick building, in an R2 Single-Family Residence District, on premises at 5101 S. Merrimac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990; 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 business building occupied since 1938 as a tavern, which use recently ceased operation; that the applicant proposes to convert the tavern to a restaurant with bar along with seeking a liquor license for the service of alcoholic beverages in conjunction to the serving of food as the principal activity; that the hours of operation of the restaurant will be limited to the hours between 6 A.M. and 11 P.M.; that the change of use, under certain conditions hereinafter stated, from a tavern to a restaurant with liquor service is a proper substitution of use under §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 conversion of a tavern into a restaurant with bar with service of liquor in conjunction to the serving of food as the principal activity in a 1-story brick building, on premises at 5101 S. Merrimac Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 11:00 P.M.; that no late (4 A.M.) liquor license shall be issued to the applicant; that no carryout goods shall be served; that there shall be no live entertainment on the premises at any time; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is

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

APPLICANT: Andy and Halina Kolasa
APPEARANCES FOR: Joseph V. Consolo
APPEARANCES AGAINST:

CAL. NO. 90-90-A
MAP NO. 3-H
MINUTES OF MEETING
May 18, 1990

PREMISES AFFECTED— 1741 W. Division Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Andy and Halina Kolasa, for Andy Kolasa, owner, on January 30, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a 1 and 2-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 1741 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District in a 1 and 2-story brick store and apartment building containing an existing retail bakery; that the wholesaling of bakery goods on a limited basis by the existing retail bakery is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing bakery in a 1 and 2-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 1741 W. Division 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: Christopher Browne
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST: Betty Tabisz et al.

CAL. NO. 101-90-Z
MAP NO. 10-J
MINUTES OF MEETING
May 18, 1990

PREMISES AFFECTED-- 3944 W. 47th Street

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Christopher Browne, for Ishak Eassa and Fred Eassa, owners, on February 22, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 2-dwelling unit building, whose east side yard will be 2.33 feet instead of 3 feet and whose lot area is 2,995 sq. ft. instead of 3,300 sq. ft., on premises at 3944 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5(2), §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; 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 25.17' x 119' lot with a portion of the original frontage removed for the widening of W. 47th Street; that the applicant proposes to erect a 2-story 2-dwelling unit building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the 2 dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that a front portion of the narrow lot was lost by the widening of W. 47th Street resulting in a lot of 2,995 sq. ft. which necessitates the requested variations in order to establish two dwelling units at the site and to erect a building of sufficient width; that the proposed 2-story structure will be compatible with the existing improvements in the area and 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

MINUTES OF MEETING

May 18, 1990

Cal. No. 101-90-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 2-story 2-dwelling unit building, whose east side yard will be 2.33 feet instead of 3 feet and whose lot area is 2,995 instead of 3,300 sq. ft., on premises at 3944 W. 47th 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 208

APPLICANT: Holy Starlight M.B. Church

CAL. NO. 112-90-S

APPEARANCES FOR: Robin Charleston

MAP NO. 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1990

PREMISES AFFECTED— 3506-08 W. Cermak Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT

THE RESOLUTION:

WHEREAS, Holy Starlight M.B. Church, owner, On March 6, 1990, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the erection of a 2-story 384-seat church building, in a C1-2 Restricted Commercial District, on premises at 3506-08 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-2, §9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune of March 26, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the applicant church has been located for the past 30 years at 3500 W. Cermak Road and is now seeking to relocate to the subject site property; that the proposed use is necessary at this location to continue to serve the members of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will continue to provide needed services in the community and which will provide adequate off-street parking on site at 3500 and 3442 W. Cermak Road; and that the proposed church will be compatible with the predominantly residential character of W. Cermak Road 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 erection of a 2-story 384-seat church building, on premises at 3506-08 W. Cermak Road, upon condition that the church's required off-street parking, to be established off-site as provided in Calendar Numbers 113-90-S and 164-90-S, shall be a continuing obligation of the applicant pursuant to §5.8-5 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Holy Starlight M.B. Church

CAL. NO. 113-90-S

APPEARANCES FOR: Robin Charleston

MAP NO. 4-J

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1990

PREMISES AFFECTED— 3500 W. Cermak Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Starlight M.B. Church, owner, on March 6, 1990, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 3500 W. Cermak Road, to satisfy the parking requirement for a proposed 384-seat church at 3506-08 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on March 26, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commerical District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on May 18, 1990, in Calendar No. 112-90-S, the Board approved a special use application for the erection of a 2-story 384-seat church building at 3506-08 W. Cermak Road; that the applicant proposes to demolish and replace an existing church building at the subject site with an off-site accessory parking lot; that the proposed parking lot is necessary for the public convenience at this location to partially satisfy the parking requirement for the proposed church to be located at 3506-08 W. Cermak Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be 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

MINUTES OF MEETING

May 18, 1990

Cal. No. 113-90-S

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 3500 W. Cermak Road, to satisfy the parking requirement for a proposed 384-seat church at 3506-08 W. Cermak Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to members of the church congregation and that no commercial vehicles shall be parked upon said lot at any time; that steel beam guard rails approximately 2 feet high shall be erected on the periphery of the lot, excepting the driveways; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that lighting shall be provided directed away from abutting residential property; that ingress shall be from the southeast corner of the site and egress shall be from the northeast corner of the site; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the parking lot shall be adequately secured when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: Holy Starlight M.B. Church
 APPEARANCES FOR: Robin Charleston
 APPEARANCES AGAINST:

CAL. NO. 163-90-Z
 MAP NO. 4-J
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 3506-08 W. Cermak Road
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Holy Starlight M.B. Church, owner, on April 23, 1990, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 384-seat church with provision for 26 instead of 32 off-street parking spaces, on premises at 3506-08 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1(14), §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on May 18, 1990, in Calendar Nos. 112-90-S and 113-90-S, the Board approved special uses for the establishment of a 2-story 384-seat church building at 3506-08 W. Cermak Road and for the establishment of an accessory off-site parking lot for the parking of private passenger automobiles at 3500 W. Cermak Road to partially satisfy the parking requirement for the aforesaid church building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the location of the proposed church on the subject lot does not provide an adequate parking area to meet the parking requirement for the church; that the plight of the owner is due to the need to provide off-street parking; that the waiver of 6 required off-street parking spaces will not materially affect parking in the area in that the church will provide adequate parking facilities at 3500 W. Cermak Road and in a leased parking lot at 3442 W. Cermak Road as provided for in Calendar No. 164-90-S; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

May 18, 1990

Cal. No. 163-90-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 384-seat church with provision for 26 instead of 32 off-street parking spaces, on premises at 3506-08 W. Cermak Road, 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: Holy Starlight M.B. Church
 APPEARANCES FOR: Robin Charleston
 APPEARANCES AGAINST:

CAL. NO. 164-90-S
 MAP NO. 4-J
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 3442 W. Cermak Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Holy Starlight M.B. Church, for Don' Auto Repair, owner, on April 23, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 14 parking spaces on a leased lot, in a C1-2 Restricted Commercial District, on premises at 3442 S. Cermak Road, to satisfy the parking requirement for a proposed 384-seat church at 3506-08 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1(14), §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the applicant proposes to utilize 14 parking spaces on a leased lot at the subject site which is owned by Don's Auto Repair; that the proposed use is necessary for the public convenience at this location to partially satisfy the parking requirement for a proposed 384-seat church at 3506-08 W. Cermak Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking spaces; that the terms of the lease agreement begin on May 31, 1990 and terminate on May 31, 1995 with a right to extend the terms for successive five-year terms; that the applicant will have the right to use the proposed parking spaces for members of the congregation, visitors and invitees all day Sundays, Mondays from 7 P.M. to 10 P.M. and Wednesdays from 7 P.M. to 10 P.M.; and that the proposed use of 14 parking spaces in an established parking lot will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

MINUTES OF MEETING

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Cal. No. 164-90-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 14 parking spaces on a leased lot on premises at 3442 W. Cermak Road, to satisfy the parking requirement for a proposed 384-seat church at 3506-08 W. Cermak Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Pablo Barrera

CAL. NO. 165-90-A

APPEARANCES FOR: Pablo Barrera

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1990

PREMISES AFFECTED— 2658 N. Burling Street

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Pablo Barrera, owner, on March 22, 1990, 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 5 dwelling units, in an R4 General Residence District, on premises at 2658 N. Burling Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 22, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-4, §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 May 18, 1990; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the evidence presented indicates that the 2-story building on the subject site has been occupied as 5-dwelling units since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the subject building as 5-dwelling units, provided the building is brought into compliance with all applicable 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 a 2-story frame building as 5-dwelling units, on premises at 2658 N. Burling Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Joseph and Eddie Mathers

CAL. NO. 166-90-A

APPEARANCES FOR:

MAP NO. 22-C

APPEARANCES AGAINST:

MINUTES OF MEETING

May 18, 1990

PREMISES AFFECTED— 2008 E. 93rd Street

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

ACTION OF BOARD—

Case continued to
July 20, 1990.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Andriyous P. Youkhana & Layla Youkhana
 HEARANCES FOR: Bernard Davis, Andriyous P. Youkhana
 APPEARANCES AGAINST: Barbara Lynn
 PREMISES AFFECTED— 50 E. Harrison Street and 545 S. Wabash Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 167-90-S
 MAP NO. 2-E
 MINUTES OF MEETING
 May 18, 1990

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Andriyous P. Youkhana and Layla Youkhana, for Cosmopolitan National Bank, Trust No. 29495, owner, on April 4, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 50 E. Harrison Street and 545 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is a 40.25' x 173.1' lot improved with a vacant, deteriorating 4-story brick store and hotel building; that the applicants proposed to demolish the existing building and establish a 21-space public parking lot; that the proposed parking lot, as an interim use of the site, is necessary for the public convenience at this location to provide additional parking facilities for business uses in the area; 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; and that the proposed use of the subject site as a public parking lot with an interim review by the Board in July, 1992, will be compatible with the existing improvements in the area, many of which are surface parking lots and parking garages, 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 public parking lot,

MINUTES OF MEETING

May 18, 1990

Cal. No. 167-90-S

on premises at 40 E. Harrison Street and 545 S. Wabash Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the 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 site shall be enclosed, excepting the driveway, with steel beam guard rails not less than 2 feet high; that a minimum of one street tree for each forty feet of frontage along Harrison and Wabash Streets shall be provided; that lighting shall be provided; that striping shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be from E. Harrison Street; that the driveway shall be constructed in accordance with applicable ordinances; that the public alley abutting the site to the east shall not be used for ingress nor for egress; that an attendant shall be on duty during all hours of operation; that the Board shall retain jurisdiction over this application until an interim review of this matter by the Board shall be made in July, 1992; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Raymond Ewell
 HEARANCES FOR: Raymond Ewell
 APPEARANCES AGAINST:

CAL. NO. 168-90-S
 MAP NO. 16-D
 MINUTES OF MEETING
 May 16, 1990

PREMISES AFFECTED-- 1547 E. 67th Place
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Raymond Ewell, for Barbara Godfrey, owner, on April 6, 1990, for the approval of the location and the re-establishment of a tavern in a 3-story brick hotel, in a B5-3 General Service District, on premises at 1547 E. 67th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in a B5-3 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 that the following findings of fact: that the proposed use is to be located in a B5-3 General Service District; that the subject site is improved with a 3-story brick hotel building with stores on the first floor; that the owner of the site, Barbara Godfrey, proposes to re-establish a tavern with ancilliary food service on the first floor; that a tavern has been located at the subject site for many years; that the majority of the tavern's patrons come from the local neighborhood and that the re-establishment of a tavern at this location is necessary for the public convenience; that the owner, Barbara Godfrey, proposes to operate the tavern in such a manner to insure that the public health, safety and welfare will be adequately protected, and that the re-establishment of a tavern at the location previously occupied by a tavern for many years, 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 3-story brick hotel, on premises at 1547 E. 67th Place, upon condition that the hours of operation shall be limited to the hours between 12:00 P.M. and 2:00 A.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Ronald E. O'Keefe & Christa M. O'Keefe
 APPEARANCES FOR: Ronald E. O'Keefe
 APPEARANCES AGAINST:

CAL. NO. 169-90-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED-- 3624 N. Hoyne Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ronald E. O'Keefe and Christa M. O'Keefe, owners, on April 12, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, dormer additions to a 3½-story frame 2-dwelling unit building, whose north side yard will be 2.8 feet and whose south side yard will be 4.7 feet instead of 7 feet each and which additions will result in a 5.7% (319 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3624 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 3½-story frame 2-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing on the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicant has erected dormer additions to the existing building resulting in a 5.7% (319 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said dormer additions are necessary to meet the needs

MINUTES OF MEETING

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Cal. No. 169-90-Z

of the applicant; that the plight of the owner is due to the dormers being constructed without first obtaining the necessary building permits and that the applicants are now seeking to legalize the construction; that the dormer additions follow the building walls of the existing building; that the said dormer additions will be compatible with the existing improvements in the block, the majority of which have dormer additions, and 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 dormer additions to a 3½-story frame 2-dwelling unit building, whose north side yard will be 2.8 feet and whose south side yard will be 4.7 feet instead of 7 feet each and which additions will result in a 5.7% (319 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; on premises at 3624 N. Hoyne Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Nancy and Sam Peltzman
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 170-90-Z
 MAP NO. 14-D
 MINUTES OF MEETING
 MAY 18, 1990

PREMISES AFFECTED— 5743 S. Harper Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Nancy and Sam Peltzman, owners, on April 11, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1 and 2-story addition to the rear of a 2½-story frame single-family residence, whose north side yard will be 2.54 feet instead of 3.5 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 5743 S. Harper Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 35' x 108' lot improved with a 2-story frame residential building with side driveway, no alley access and abutted on its east rear yard by an elevated railroad right-of-way; that the applicants propose to erect a 1 and 2-story addition to the rear of the existing residential structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 1 and 2-story addition is necessary to provide additional living space to meet the needs of the applicants; that the plight of the owners is due to the configuration of the existing residential structure on the lot with the need to retain the side driveway for off-street parking; that the proposed addition will be compatible with the majority of the existing improvements in the block which do not conform with the north side yard requirements of the zoning ordinance; and that the variations, if granted will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

May 18, 1990

Cal. No. 170-90-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1 and 2-story addition to the rear of a 2½-story frame single-family residence, whose north side yard will be 2.54 feet instead of 3.5 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 5743 S. Harper 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: New Life Outreach Ministries
 APPEARANCES FOR: Rev. Calvin Foster
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 11024-28 S. Indiana Avenue
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 171-90-S
 MAP NO. 26-E
 MINUTES OF MEETING
 May 18, 1990

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, New Life Outreach Ministries, for New Life Baptist Church of Chicago, owner, on April 3, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of transitional shelters in a brick church building and 2-story former rectory building, in an R4 General Residence District, on premises at 11024-28 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4, §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 May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; and

WHEREAS, the district maps show that the premises is located in 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 applicant proposes to establish transitional shelters for women and their children up to 14 years of age at the subject site; that the shelters will provide beds for women and children for a maximum period of 120 days; that the clients to be served by the proposed facility will be referred by other city and social welfare agencies; that professional staff personnel will be on the premises at all times to monitor the shelters' activities; that the shelters will provide various counselling, vocational and other social services to the clients; that the establishment of transitional shelter facilities for women and children is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facilities which will meet all building code regulations and all applicable provisions of the municipal ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use of the buildings on the subject site as transitional shelters fulfill a need in the community and is consistent with the prior use of the premises as a warming and feeding center and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

May 18, 1990

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 transitional shelters in a 2-story brick church building and 2-story brick former rectory building, on premises at 11024-28 S. Indiana Avenue, upon condition that the buildings are brought into compliance with all applicable building code regulations; that the premises shall not be used as shelter facilities until the buildings comply with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as transitional shelter facilities for women and children as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: The Woodlawn Organization
APPEARANCES FOR: Leon Finney
APPEARANCES AGAINST:

CAL. NO. 172-90-S
MAP NO. 16-D
MINUTES OF MEETING
 May 18, 1990

PREMISES AFFECTED— 1447 E. 65th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, the Woodlawn Organization, for Woodlawn Community Development Corporation, owner, on April 3, 1990, filed an application for a special use under the zoning ordinance for the approval of the expansion of an existing 30-bed alcoholic detoxification transitional shelter by providing 16 additional beds on the 1st floor of the 4-story brick building, in an R5 General Residence District, on premises at 1447 E. 65th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 1990 after due notice thereof by publication in the Chicago Tribune on April 30, 1990; 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 on July 27, 1984, the Board approved and subsequently amended a special use application by the applicant for the approval of the location and the establishment of a transitional shelter facility on the third floor of a 4-story brick school building at the subject site, in Calendar No. 102-84-S, and approved a special use application for the establishment of an alcoholic detoxification transitional shelter facility limited to 30 beds within the basement, first and second floors of the east wing of a 4-story brick school building at the subject site, in Calendar No. 228-84-S; that the applicant is now seeking to expand the existing 30-bed alcoholic detoxification transitional shelter by providing 16 additional beds on the 1st floor of the 4-story brick building at the subject site; that the proposed use is necessary for the public convenience at this location to provide additional beds for persons in need of a 4-month rehabilitation treatment program after detoxification; that the public health, safety and welfare will be adequately protected in the design and operation of the expanded use of the facility which will meet all applicable ordinances governing the operation of transitional shelters and alcoholic detoxification centers; that the proposed expansion of an existing

MINUTES OF MEETING

May 18, 1990

Cal. No. 172-90-S

operating detoxification center from 30 to 46 beds 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 approve the expansion of an existing 30-bed alcoholic detoxification transitional shelter by providing 16 additional beds on the 1st floor of the 4-story brick building, on premises at 1447 E. 65th Street, upon condition that the building complies with all applicable building code regulations and that all other applicable ordinances of the City of Chicago shall be complied with; and be it further

RESOLVED, that any further deviation from the specified use of the subject premises as an alcoholic detoxification transitional shelter facility or any further increase in the number of beds, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Rail-It Limited Partnership

CAL NO. 173-90-S

APPEARANCES FOR:

MAP NO. 1-K

APPEARANCES AGAINST:

MINUTES OF MEETING
May 18, 1990

PREMISES AFFECTED--- 4501 W. Chicago Avenue

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

ACTION OF BOARD---

Case continued to
June 15, 1990 for
status.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

May 18, 1990

Cal. No. 60-89-Z

Ms. Angela T. Vosnos, for Roseland Senior Housing presented a written request for an extension of time in which to obtain necessary building permits for the erection, under certain conditions, of a 5-story 60-dwelling unit housing for the elderly building on a lot whose area is 22,380 sq. ft. instead of 24,000 sq. ft., whose north side yard will be 4 feet and whose south side yard will be approximately 1 foot instead of 20 feet each, whose rear yard will be 8 feet instead of 30 feet, with parking in the required front yard, with no provision for 1 loading berth, and which proposal necessitates the reduction of the rear yard of the Catholic Charities building at 11 E. 117th Street from 30 feet to 5 feet, on premises at 11717-37 S. State Street and 11 E. 117th Street, which variations were granted by the Board on March 17, 1989 and for which an extension of time was granted on November 17, 1989 until May 17, 1990.

Ms. Vosnos stated that the 5-story 60-dwelling unit housing for the elderly project is to be financed with Section 202 funds from the Department of Housing and Urban Development which has issued a firm commitment to the applicant that they will fund the project by September 30, 1990. Ms. Vosnos further commented that the applicant will be submitting the documents needed to close and fund the project to HUD and that closing should occur as soon as HUD can process the documentation.

Chairman Spingola moved that the request be granted and that the time for obtaining necessary building permits be extended to November 17, 1990. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Alakiotou, Caldwell, Fornelli and Moore. Nays- None.

MINUTES OF MEETING

May 18, 1990

Member Alakiotou moved than the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 15, 1990.


Secretary