

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, January 15, 1993

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

The following members were present and constituted a quorum:

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

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Member Martin moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 18, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Fred Akard
 APPEARANCES FOR: Forest Miles
 APPEARANCES AGAINST:

CAL. NO. 1-93-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 1920 N. Kenmore Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Fred Akard, owner, on November 25, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story two-dwelling unit building on a triangular lot, whose front yard will be 7.5 feet instead of 12 feet, whose north side yard will be 5 feet instead of 14.3 feet and with no rear yard instead of 30 feet, on premises at 1920 N. Kenmore Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1), §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located in an 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 5,000 sq. ft. unimproved triangular shape lot fronting on N. Kenmore Avenue; that the applicant proposes to erect a 2-story two-dwelling unit building at the site and reside in one dwelling unit with the 2nd unit for use by guests; 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 in order to construct a functional and attractive residential building on this triangular shape lot; that the plight of the owner is due to the triangular configuration of the subject lot; that the proposed 2-story two-dwelling unit building will be compatible with existing residential improvements in the area 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 2-story two-dwelling unit building on a triangular lot, whose front yard will be 7.5 feet instead of 12 feet, whose north side yard will be 5 feet instead of 14.3 feet and with no rear yard instead of 30 feet, on premises at 1029 N. Kenmore Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Calvary Baptist Church

CAL. NO. 2-93-S

APPEARANCES FOR:

MAP NO. 20-C

APPEARANCES AGAINST:

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PREMISES AFFECTED— 2014-18 E. 83rd Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 16, 1993.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: The Church on the Way Praise Center
 APPEARANCES FOR: John Mauck
 APPEARANCES AGAINST:

CAL. NO. 3-93-S
 MAP NO. 20-G
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 8536-38 S. Racine Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, The Church on the Way Praise Center, for Marquette National Bank, Tr. #1079, owner, on December 3, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a 1-story brick building, in a C1-1 Restricted Commercial District, on premises at 8536-38 S. Racine Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.4-1(1), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is improved with a 1-story brick commercial building; that the proposed use is necessary for the public convenience at this location to meet the needs 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 comply with all applicable building code regulations and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; that there are other churches in this block of S. Racine Avenue and that the proposed use will be compatible with the mixed business and residential improvements in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a 1-story brick building, on premises at 8536-38 S. Racine Avenue, upon condition that the parking

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area at the rear of the building 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; that striping shall be provided; that lighting shall be provided; that steel beam guard rails not less than two feet high shall be provided on the north and south lot lines; 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 improve and maintain the on-site parking area continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: NHS Redevelopment Corp.

CAL. NO. 4-93-S

APPEARANCES FOR:

MAP NO. 2-J

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APPEARANCES AGAINST:

PREMISES AFFECTED— 315-19 S. Central Park Boulevard

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 16, 1993.

THE VOTE

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

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

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

APPLICANT: Midland Career Institute, by Kathleen B. Pesek
 APPEARANCES FOR: Kathleen B. Pesek
 APPEARANCES AGAINST:

CAL. NO. 5-93-S
 MAP NO. 4-E
 MINUTES OF MEETING
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PREMISES AFFECTED— 1307 S. Wabash Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Midland Career Institute, by Kathleen B. Pesek, for Greg Berkowitz, owner, on December 15, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a day care center in a 6-story brick building, in a C3-5 Commercial-Manufacturing District, on premises at 1307 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 15, 1992 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.3-3, §9.4-3(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is improved with a 6-story brick commercial building occupied by the applicant vocational training school; that the applicant seeks to establish a day care center on the 1st and 4th floors of the subject building for children of the school's registered students; that the 1st floor will be for Class II day care (under 2 years of age) in an approximately 3,000 sq. ft. area and the 4th floor will be for Class I day care (between 2 and 6 years of age) in an approximately 6,000 sq. ft. area; that it is proposed that 80-100 children will be provided day care daily between the hours of 8 A.M. and 6 P.M.; that the required outdoor recreational area for the Class I children is proposed to be provided at the old Collesium property at 14th Street and Wabash Avenue; that if this site becomes unavailable, then it is proposed to fence the roof of the subject building and use it for the outdoor recreational area; that although the Director of the applicant school has an extensive background in day care facilities, the Board finds her testimony too general as it relates to the standards necessary to be proven before the Board can grant approval for a special use; that there was no testimony as to the number, experience

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and training of the employees that would be responsible for tending to the children; that there was no testimony as to how many children at a time would be taken to said off-site outdoor recreational area and how many employees would accompany and supervise the children at such times; that it was testified that if the off-site play area became unavailable, then the roof of the building would be fenced and used for the outdoor recreational area, but no specifics were given as to how the roof would be improved and operated to insure the safety of the children; that although there was testimony that the proposed day care areas on the 1st and 4th floors would meet all state and city regulations, there was no specific testimony as to what renovations had to be done to comply, the estimated cost of the renovations and availability of necessary funds; that the Board finds insufficient evidence was presented that would indicate that the public health, safety and welfare would be protected in the operation of the proposed day care facilities as required under Section 11.10-4 of the zoning ordinance; it is therefore

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

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

APPLICANT: Maryville Academy, an Illinois not-for-profit corp.
 APPEARANCES FOR: Donald A. McCarty, Fr. John Smyth
 APPEARANCES AGAINST:

CAL. NO. 6-93-S
 MAP NO. 1-H
 MINUTES OF MEETING
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PREMISES AFFECTED— 1658 W. Grand Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, Maryville Academy, an Illinois not-for-profit corp., for The Catholic Bishop of Chicago, a corporation sole, owner, on December 7, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 22-bed transitional shelter in a proposed 2-story building, in an R3 General Residence District, on premises at 1658 W. Grand Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-3, §7.8-3(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located in an 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 currently improved with an archdiocesan transitional shelter at 527 N. Paulina and is one of the eleven campuses of Maryville Academy; that the transitional shelter, known as Paulina Home, will be razed when the proposed facility is built; that the proposed 22-bed transitional shelter will serve children who are victims of sexual abuse, child pornography and teenage prostitution; that the proposed use will provide emergency shelter, food, clothing, medical care, counseling and out-reach services 24 hours a day; that there will be professional staff personnel on premises at all times to monitor the shelter's activities; that the establishment of the proposed transitional shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; that the proposed use is consistent with the historical use of the site as part of a Catholic school campus; and that such a use with appropriate landscaping and parking

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Cal. No. 6-93-S

to be improved and operated under the conditions hereinafter set forth, 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 22-bed transitional shelter facility in a proposed 2-story building, on premises at 1658 W. Grand Avenue, upon condition that professional staff personnel shall be on the premises 24 hours daily to monitor the shelter's activities; that the parking area to be located at the north end of the property shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking area at any time; that the parking area 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 a 6 feet high chain link fence with privacy slats shall be erected to the south of the parking area separating the parking from the facility's recreational playground area; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from N. Paulina Street; that the alley abutting the parking area shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the parking area shall be securely locked at all times when not in use by the applicant; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before) 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 activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

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

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

APPLICANT: Maryville Academy, an Illinois not-for-profit corp.
 APPEARANCES FOR: Donald A. McCarty, Fr. John Smyth
 APPEARANCES AGAINST:

CAL. NO. 7-93-Z
 MAP NO. 1-H
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 1658 W. Grand Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Maryville Academy, an Illinois not-for-profit corp., for the Catholic Bishop of Chicago, a corporation sole, owner, on December 7, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story transitional shelter facility, whose east side yard will be 5.67 feet instead of 12 feet, on premises at 1658 W. Grand Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-3, §7.8-3(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located in an 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 113.7+1' x 337.73' reversed corner lot currently improved with an archdiocesan transitional shelter at 527 N. Paulina and is one of the eleven campuses of Maryville Academy; that on January 15, 1993, the Zoning Board of Appeals approved the applicant's special use application for the establishment of a 22-bed transitional shelter for children who are victims of sexual abuse, child pornography and teenage prostitution, in a proposed 2-story building, at the subject site, in Calendar No. 6-93-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to construct the 2-story building as designed; that the plight of the owner is due to the narrow depth of this reversed corner lot which necessitates the requested east side yard variation; that the proposed 2 story building as designed and with appropriate landscaping, will be compatible with existing improvements in the area; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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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 2-story transitional shelter facility, whose east side yard will be 5.67 feet instead of 12 feet, on premises at 1658 W. Grand Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Ameritech Mobile Communications, Inc.
 APPEARANCES FOR: Richard Connor Riley
 APPEARANCES AGAINST:

CAL. NO. 8-93-S
 MAP NO. 9-M
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 3935 N. Melvina Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Ameritech Mobile Communications, Inc., for St. Paschal's Catholic Church, owner, on December 11, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of cellular antennas on an existing church steeple and cellular telephone switching equipment within the building for use by a cellular telephone service business, partly in an R2 Single-Family Residence District and partly in an R3 General Residence District, on premises at 3935 N. Melvina Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-2, §7.4-1(3h), §7.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located partly in an R2 Single-Family Residence District and partly 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 partly in an R2 Single-Family Residence District and partly in an R3 General Residence District; that the subject site is improved with a large church facility including a 95 feet high bell tower and steeple which is set back from the frontage of the property along W. Irving Park Road; that the applicant proposes to install nine panel-style cellular antennas on a portion of the steeple's parapet wall and install cellular telephone switching equipment within the building on the site; that cellular telephone systems are laid out in a grid pattern and the spacing and location of the component cells is critical for successful operation of the system; that the proposed use is necessary for the public convenience at this location to meet the public demand for mobile communications systems; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed cellular antennas and telephone switching equipment will not interfere

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Cal. No. 8-93-S

with other public transmissions or home electrical systems in the neighborhood; that the proposed 9 antennas on an existing 95 feet high church steeple will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of cellular antennas (9) on an existing church steeple and cellular telephone switching equipment within the building for use by a cellular telephone service business, on premises at 3935 N. Melvina Avenue, upon condition that the antennas shall be painted to match the color of the existing brick work of the steeple; that the equipment in the building on the site and the antennas shall be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions; that the proposed antennas and transmission equipment and the use thereof shall be operated in compliance with the regulations of the Federal Communications Commission; 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: Northern Realty Group, Ltd.
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 9-93-S
 MAP NO. 17-H
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 7021-35 N. Western Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Northern Realty Group, Ltd., for Community Bank & Trust Co., Trust No. 85-06-382, owner, on December 17, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed branch bank building, in a B4-2 Restricted Service District, on premises at 7021-35 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 1992 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is an 18,897 sq. ft. irregularly shaped lot presently improved as a parking lot formerly used by a restaurant located to the south of the subject site across a public alley; that it is proposed to erect a branch bank building at the subject site and in conjunction therewith provide a drive-through facility; that the proposed drive-through facility is necessary for the public convenience at this location to provide a public service prevalent in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a proposed branch bank building, on premises at 7021-35 N. Western Avenue, upon condition that ingress to the drive-through facilities shall be from W. Greenleaf Avenue and egress shall be onto N. Western Avenue; that an illuminated "Enter Only" sign shall be erected at the drive-through entrance on W. Greenleaf Avenue and that an illuminated "Stop-Do Not Enter" sign and an illuminated "Right Turn Only" sign shall be erected at the exit on N. Western Avenue; that a 6 feet high wood fence shall be provided along the entire eastern boundary lines of the site to screen the facility from the abutting residential area; that the existing trees and bushes along the south 96.72 feet of the eastern perimeter of the site shall be retained; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Northern Realty Group, Ltd.
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 10-93-S
 MAP NO. 17-H
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 7011-15 N. Western Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Northern Realty Group, Ltd., for Community Bank & Trust Co., Trust No. 85-06-382, owner, on December 17, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 7011-15 N. Western Avenue, to serve a proposed bank at 7021-35 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 1992 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located in a 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 71.75' x 82.24' lot presently improved with a 1-story restaurant building; that on January 15, 1993, the Zoning Board approved the applicant's special use application for the establishment of a drive-through facility in conjunction with a proposed branch bank building, on premises at 7021-35 N. Western Avenue, in Calendar No. 9-93-S; that the applicant proposes to demolish the existing building to provide for the proposed off-site parking lot; that the proposed use is necessary for the public convenience at this location to provide accessory off-site parking to serve a proposed branch bank to be located at 7021-35 N. Western Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; that the proposed use will be compatible with the existing mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

January 15, 1993

Cal. No. 10-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 7011-15 N. Western Avenue, to serve a proposed bank at 7021-35 N. Western Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails, two feet high, shall be erected on the north and south lot lines; that a 6 foot high decorative wood fence shall be erected on the east lot line to screen the facility from residential property abutting the site to the east; that striping shall be provided; that concrete wheel stops shall be provided; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from N. Western Avenue; that the driveway shall be constructed in compliance with applicable ordinances; that there shall be no ingress nor egress from the public alley abutting the site to the north; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Courtway Commons Limited Partnership
 APPEARANCES FOR: David Reifman
 APPEARANCES AGAINST:

CAL. NO. 11-93-S
 MAP NO. 1-L
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 5100-04 W. Madison Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Courtway Commons Limited Partnership, for Austin Developmental Center, Inc., owner, on December 18, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 2 dwelling units on the ground floor in the conversion of a 3-story brick building from stores and 26 dwelling units to stores and 19 dwelling units, in a B4-2 Restricted Service District, on premises at 5100-04 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 15, 1992 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 28, 1992; and

WHEREAS, the district maps show that the premises is located in a 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 9,477 sq. ft. lot at the northwest intersection of W. Madison Street and N. LeClaire Avenue and is improved with a 3-story brick store and apartment building; that the applicant proposes to convert the existing building from stores and 26 dwelling units to stores and 19 dwelling units and to establish 2 dwelling units on the ground floor of the building; that the two ground floor residential units will be fully accessible to handicapped individuals; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area and there is a growing demand of quality low to moderate income housing; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that the proposed residential project including the subject residential units on the ground floor, will rehabilitate a vacant neglected building and that such rehabilitation and use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING
January 15, 1993
Cal. No. 11-93-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 2 dwelling units on the ground floor in the conversion of a 3-story brick building from stores and 26 dwelling units to stores and 19 dwelling units, in a B4-2 Restricted Service District, on premises at 5100-04 W. Madison Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Interventions

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 12-93-S

MAP NO. 5-G

MINUTES OF MEETING

January 15, 1993

PREMISES AFFECTED— 2043 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 19, 1993.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Miss Susan G. Corporation

CAL. NO. 13-93-A

APPEARANCES FOR: William J. Hennessey

MAP NO. 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING
January 15, 1993

PREMISES AFFECTED— 3333 N. Drake Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Miss Susan G. Corporation, for Jefferson State Bank, Tr. #1660, owner, on October 24, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing advertising sign painted on the north wall and roof of a 1-story dwelling, in an R3 General Residence District, on premises at 3333 N. Drake Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.10-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 1-story frame residential building with a sign painted on the north side wall from ground up and including the north side of the roof; that the sign basically advertises WGN Radio 720 AM; that the site has been zoned for residential use since the time of the adoption of the zoning ordinance in 1923; that advertising signs have never been permitted in residential districts; that under Section 7.10-3, the Board has no authority to permit the certification of the aforesaid advertising sign; it is therefore

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

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

APPLICANT: Ethel Larsen
APPEARANCES FOR: Ralph Larsen
APPEARANCES AGAINST:

CAL. NO. 14-93-A
MAP NO. 19-O
MINUTES OF MEETING
January 15, 1993

PREMISES AFFECTED— 7257 N. Olcott Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Tina Christo

CAL. NO. 15-93-A

APPEARANCES FOR:

MAP NO. 13-H

APPEARANCES AGAINST:

MINUTES OF MEETING

January 15, 1993

PREMISES AFFECTED— 5542 N. Ashland Avenue

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

ACTION OF BOARD—

Case continued to
April 16, 1993.

THE VOTE

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

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

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

APPLICANT: Celia Estrada and Francisco Estrada
 APPEARANCES FOR: Francisco Estrada
 APPEARANCES AGAINST:

CAL. NO. 16-93-A
 MAP NO. 10-H
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 4402 S. Wood Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Celia Estrada and Francisco Estrada, owners, on November 18, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 2-story frame building, in an R3 General Residence District, on premises at 4402 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 17, 1992 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-3, §11.3-8."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame apartment building; that on February 23, 1960, the Board sustained an appeal permitting the conversion of the store in an existing store and 4 apartment building into an apartment, at the subject site, in Calendar No. 104-60-A; that the appellant testified that there was no store in the subject premises at the time he purchased the building; that under Sections 6.4-5 and 7.3-3 of the zoning ordinance the Board has no authority to permit the establishment of a non-conforming beauty shop in the premises; it is therefore

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

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

APPLICANT: Adcom Teleservices, Inc.

CAL. NO. 17-93-A

APPEARANCES FOR:

MAP NO. 14-M

APPEARANCES AGAINST:

MINUTES OF MEETING

January 15, 1993

PREMISES AFFECTED— 5840 W. 63rd Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

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

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

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

APPLICANT: Adcom Teleservices, Inc.

CAL. NO. 18-93-A

APPEARANCES FOR:

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING
January 15, 1993

PREMISES AFFECTED— 5141 S. Damen Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: Adcom Teleservices, Inc.

CAL. NO. 19-93-A

APPEARANCES FOR:

MAP NO. 24-F

MINUTES OF MEETING
January 15, 1993

APPEARANCES AGAINST:

PREMISES AFFECTED— 316 W. 103rd Street

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Adcom Teleservices, Inc.

CAL. NO. 20-93-A

APPEARANCES FOR:

MAP NO. 18-B

APPEARANCES AGAINST:

MINUTES OF MEETING

January 15, 1993

PREMISES AFFECTED— 2660 E. 79th Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Rose M. Sampieri
 APPEARANCES FOR: Rose M. Sampieri
 APPEARANCES AGAINST:

CAL. NO. 21-93-A
 MAP NO. 5-H
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 2035 W. Dickens Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Rose M. Sampieri, owner, on November 23, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1½ & 2-story brick and frame building as 3-dwelling units, in a B4-2 Restricted Service District, on premises at 2035 W. Dickens Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.5-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-2 Restricted Service District; that the subject site is improved with a 1½ and 2-story brick and frame residential building in a neighborhood containing vaulted sidewalks; that the evidence presented indicates that the building on the subject site has been occupied by 3 dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 3 dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the 1½ and 2-story brick and frame building on premises at 2035 W. Dickens Avenue as 3 dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Psychographic Design Group, Inc.

CAL. NO. 22-93-A

APPEARANCES FOR: None

MAP NO. 1-G

MINUTES OF MEETING
January 15, 1993

APPEARANCES AGAINST:

PREMISES AFFECTED— 965 W. Chicago Avenue

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

ACTION OF BOARD—

Appeal dismissed for
want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Paxton Landfill Corporation

CAL. NO. 168-92-S

APPEARANCES FOR: Thomas Murphy

MAP NO. 28-C

MINUTES OF MEETING
January 15, 1993

APPEARANCES AGAINST:

PREMISES AFFECTED— Area bounded by E. 116th Street, S. Oglesby Avenue, E. 117th Street
S. Yates Avenue, E. 119th Street & S. Paxton Avenue, commonly known as
SUBJECT— 11601 S. Paxton Avenue

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
March 19, 1993 for
status.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Bogdan and Dolores Kocur
 APPEARANCES FOR: Bogdan and Dolores Kocur
 APPEARANCES AGAINST:

CAL. NO. 280-92-Z
 MAP NO. 9-M
 MINUTES OF MEETING
 December 18, 1992 &
 January 15, 1993

PREMISES AFFECTED— 6126 W. Berenice Avenue

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

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Bogdan and Dolores Kocur, owners, on October 19, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story dormer addition of 17'3" x 25' at the rear of a 1½-story brick single-family dwelling, whose west side yard will be 2.65' and whose east side yard will be 5.4' instead of combined side yards totalling 9 feet, and whose total floor area ratio will be .57 instead of 0.50, on premises at 6126 W. Berenice Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 18, 1992 and January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on December 3, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 33' x 122'6" lot improved with a 1½-story with basement brick single-family dwelling with a partially completed 2nd story addition; that the applicants reside on the 2nd floor and inlaws on the 1st floor; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story dormer addition at the rear of the building is necessary to provide additional living space for the applicants; that the plight of the owner is due to the said dormer construction work being started without the necessary building permit and that the applicants now seek to legalize the said addition; that the 2nd story dormer is compatible with existing improvements in the area, many of which contain 2nd story dormer additions and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 18, 1992 and
January 15, 1993
Cal. No. 280-92-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story dormer addition of 17'3" x 25' at the rear of a 1½-story brick single-family dwelling, whose west side yard will be 2.65' and whose east side yard will be 5.4' instead of combined side yards of 9 feet, and whose floor area ratio will be .57 instead of 0.50, on premises at 6126 W. Berenice Avenue, upon condition that no kitchen facility shall be installed on the 2nd floor of the subject premises; that the occupancy of the building is limited to that of a single-family dwelling, as defined; 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: New Canaan Primitive Baptist Church

CAL. NO. 244-92-S

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 15, 1993

PREMISES AFFECTED— 700 W. 119th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 19, 1993.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Celestial Church of Christ

CAL. NO. 269-92-S

APPEARANCES FOR:

MAP NO. 15-G

MINUTES OF MEETING
January 15, 1993

APPEARANCES AGAINST:

PREMISES AFFECTED— 5840 N. Broadway

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
March 19, 1993.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: Tower Signs, Inc.
 APPEARANCES FOR: John J. Cullerton, Donald J. Vogel
 APPEARANCES AGAINST:

CAL. NO. 272-92-S
 MAP NO. 7-F
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 3150 N. Halsted Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X*	X
X		

THE RESOLUTION:

WHEREAS, Tower Signs, Inc. for H.S.S. Development, Inc., owner, on October 13, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of wrap-around advertising signs on two existing rooftop water towers at a height of 89.5' from curb level, in a B4-2 Restricted Service District, on premises at 3150 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.9-4, §8.4-4, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993, after due notice thereof by publication in the Chicago Sun-Times on October 29, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 2-story building having two rooftop circular water tanks supported by structural steel frames; that the water tanks are not functional and exist as obsolete structures; that the water tanks are 14 feet high each having a circumference of 17.5 feet and project 89.5 feet high above curb level; that the water tanks are solid black in appearance; that it is proposed to place advertising signs wrapped around the circumference of the tanks which will be illuminated by spot lights installed around the base of each tower; that the total signage area will be about 470 sq. ft. per tank; that the Zoning Administrator testified that placing advertising on rooftop water tanks would not be in keeping with the City's policy regarding its skyline and that the proposed 89 feet high advertising signs would have a negative impact on the City's appearance and upon its skyline; and

WHEREAS, the majority of the Board finds that no proof was presented that would

* Read transcript of proceedings.

MINUTES OF MEETING

January 15, 1993

Cal. No. 272-92-S

indicate that advertising signs on the two rooftop water tanks at a height of 89 feet are necessary for the public convenience or in the public interest at this location for the following reasons: that advertising signs are permitted in the district, except rooftop signs exceeding 50 feet above curb level which require a special use; that placing of advertising signage around the circumference of the subject water tanks would visually create rooftop circular advertisement billboards at a height of 89 feet distracting the skyline, especially at night when spot-lighted, which would negatively affect the aesthetic appearance of the area and the skyline; and that when taking into consideration that advertising signs in most instances would be permitted in the district, the proposed rooftop signs at a height of 89 feet are not necessary for the public convenience at this location; it is therefore

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

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

APPLICANT: Tower Signs, Inc.
 APPEARANCES FOR: John J. Cullerton, Donald J. Vogel
 APPEARANCES AGAINST:

CAL. NO. 273-92-S
 MAP NO. 1-F
 MINUTES OF MEETING
 January 15, 1993

PREMISES AFFECTED— 415 W. Huron Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X*	X
X		

THE RESOLUTION:

WHEREAS, Tower Signs, Inc., for Carl Klein, owner, on October 13, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a wrap-around advertising sign on an existing rooftop water tower at a height of 95 feet from curb level, in a C3-5 Commercial-Manufacturing District, on premises at 415 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.93, §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 29, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is improved with a 5-story building having a rooftop circular water tank supported by a brick elevator shaft; that the water tank is not functional and exists as an obsolete structure; that the water tank is 20 feet high having a circumference of 17.5 feet and projects 95 feet high above curb level; that the water tank is solid black in appearance; that it is proposed to place an advertising sign wrapped around the circumference of the tank which will be illuminated by spot lights installed around the base of the tower; that the total signage will be about 980 sq. ft.; that the Zoning Administrator testified that placing of advertising on the rooftop water tank would not be in keeping with the City's policy regarding its skyline and that the proposed 95 feet high advertising sign would have a negative impact on the City's appearance and upon its skyline; and

WHEREAS, the majority of the Board finds that no proof was presented that would

* Read transcript of proceedings.

MINUTES OF MEETING
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indicate that an advertising sign on the rooftop water tank at a height of 95 feet is necessary for the public convenience or in the public interest at this location for the following reasons: that advertising signs are permitted in the district, except rooftop signs exceeding 50 feet above curb level which require a special use; that placing of advertising signage around the circumference of the subject water tank would visually create a rooftop circular advertisement billboard at a height of 95 feet distracting the skyline, especially at night when spot-lighted, which would negatively affect the aesthetic appearance of the area and the skyline; and that when taking into consideration that advertising signs in most instances would be permitted in the district, the proposed rooftop sign at a height of 95 feet is not necessary for the public convenience at this location; it is therefore

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

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

APPLICANT: Tower Signs, Inc.
 APPEARANCES FOR: John J. Cullerton, Donald J. Vogel
 APPEARANCES AGAINST:

CAL. NO. 274-92-S
 MAP NO. 5-G
 MINUTES OF MEETING
 January 15, 1992

PREMISES AFFECTED— 1907 N. Mendell Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X*	X
X		

THE RESOLUTION:

WHEREAS, Tower Signs, Inc., for Seymour Shiner, owner, on October 13, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a wrap-around advertising sign on an existing rooftop water tower at a height of 96 feet from curb level, in Planned Manufacturing District #2, on premises at 1907 N. Mendell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §194D-7(I-13), §10.4-3(1), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1993 after due notice thereof by publication in the Chicago Sun-Times on October 29, 1992; and

WHEREAS, the district maps show that the premises is located in P.M.D. #2; 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 P.M.D. #2; that the subject site is improved with a 4-story building having a rooftop circular water tank supported by structural steel frames; that the water tank is not functional and exists as an obsolete structure; that the water tank is 20 feet high having a radius of 19 feet and projects 96 feet high above curb level; that the water tank is solid black in appearance; that it is proposed to place an advertising sign wrapped around the circumference of the tank which will be illuminated by spot lights installed around the base of the tower; that the total signage will be about 1,150 sq. ft.; that the Zoning Administrator testified that placing advertising on rooftop water tanks would not be in keeping with the City's policy regarding its skyline and that the proposed 96 feet high advertising sign would have a negative impact on the City's appearance and upon its skyline; and

WHEREAS, the majority of the board finds that no proof was presented that would

*Read transcript of proceedings.

MINUTES OF MEETING
January 15, 1993
Cal. No. 274-92-S

indicate that an advertising sign on the rooftop water tank at a height of 96 feet is necessary for the public convenience or in the public interest at this location for the following reasons: that advertising signs are permitted in the district, except rooftop signs exceeding 50 feet above curb level which require a special use; that placing of advertising signage around the circumference of the subject water tank would visually create a rooftop circular advertisement billboard at a height of 96 feet distracting the skyline, especially at night when spot-lighted, which would negatively affect the aesthetic appearance of the area and the skyline; and that when taking into consideration that advertising signs in most instances would be permitted in the district, the proposed rooftop sign at a height of 96 feet is not necessary for the public convenience at this location; it is therefore

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

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

APPLICANT: Betty F. McDaniel

CAL. NO. 279-92-A

APPEARANCES FOR:

MAP NO. 22-E

APPEARANCES AGAINST:

MINUTES OF MEETING
January 15, 1993

PREMISES AFFECTED— 9020 S. Langley Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of appellant.

THE VOTE

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

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

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

APPLICANT: Marcey Limited Partners, an Illinois Limited Partner- **CAL. NO.** 83-90-S
APPEARANCES FOR: Gregory H. Furda **ship** **MAP NO.** 5-G
APPEARANCES AGAINST: Martin J. Oberman **MINUTES OF MEETING**
January 15, 1993
PREMISES AFFECTED— 1780 N. Marcey Street
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD— Circuit Court Remand, Re: A. Finkl & Sons, Inc., et al. v. ZBA
 No. 90CH12650

THE VOTE

Case continued to
March 19, 1993.

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

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

MINUTES OF MEETING

January 15, 1993

Cal. No. 126-92-Z

Bernard I. Citron, for Platinum Partnership, L.P., applicant, presented at written request for an extension of time in which to obtain the necessary building permit for the erection of a 2-story 5-dwelling unit building, whose front yard will be 6 feet instead of 14.4 feet and with no side yards instead of 11.3 feet each, on premises at 2512 N. Greenview Avenue, in Calendar No. 126-92-Z, on June 19, 1992.

Mr. Citron stated that due to unforeseen circumstances, including substantial environmental problems, the applicant has not yet been able to go forward in obtaining the building permit and that notwithstanding the aforesaid problems, the applicant still intends to construct the 5-dwelling unit building.

Chairman Spingola moved that the request be granted and the time extended to June 19, 1993 in order to obtain the necessary building permit. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 15, 1993

Cal. No. 11-91-S

Ms. Lori F. Chacos, for Francine Wallace, applicant, presented a written request for an extension of time in which to obtain the necessary license for the establishment of a day care center in a 2-story brick building, on premises at 1339 S. Michigan Avenue, approved by the Zoning Board on March 22, 1991, in Calendar No. 11-91-S.

Ms. Chacos stated that Ms. Wallace is currently in the process of obtaining the day care center license for the Wallace Institute from the City of Chicago. The application for the license was filed with the Department of Human Services on January 7, 1993 and in light of the pending application, an extension of time is requested on the special use approved by the Board on March 22, 1991.

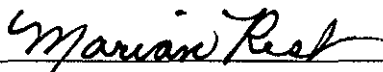
Chairman Spingola moved that the request be granted and the time extended to March 22, 1993, the maximum extension permitted under Section 11.10-5 of the zoning ordinance, in order to obtain the necessary day care center license. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
January 15, 1993

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on February 19, 1993.



Secretary

