

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 22, 1991

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

The following members were present for all or part of the meeting
and constituted a quorum:

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

MINUTES OF MEETING
March 22, 1991

Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 15, 1991 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Roy & Lynette Lee
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST: Steve Szalko

CAL. NO. 43-91-Z
 MAP NO. 10-I
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 4440 S. California Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Roy & Lynette Lee, owners, on January 3, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 3-story brick 2-dwelling unit building, whose north side yard will be 0.6 feet and whose south side yard will be 3.2 feet instead of each 6.9 feet and which addition will result in a 6% (187 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 4440 S. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 31, 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), §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; 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 3-story brick 2-dwelling unit building including the subject attic dormers; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicants were led to believe that their contractor had obtained necessary building permits before he erected the two attic dormers totalling 187 sq. ft. which exceed by 6 percent 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 attic dormer additions are necessary to meet additional space needs of the owners who reside in the 2nd floor dwelling unit; that the plight of the owners is due

MINUTES OF MEETING

March 22, 1991

Cal. No. 43-91-Z

to unique circumstances in that attic dormer additions represent the only feasible way to obtain additional living space in the owners' dwelling unit and that they now find themselves in a fait accompli situation due to the lack of a building permit; that the attic dormer additions will not be used as an additional dwelling unit in the subject building and are barely visible from the street; that the dormers are in line with the existing side walls of the subject building and will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 3-story brick 2-dwelling unit building, whose north side yard will be 0.6 feet and whose south side yard will be 3.2 feet instead of each 6.9 feet and which addition will result in a 6% (187 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 4440 S. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Joanne Vierna
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL NO. 44-91-Z
 MAP NO. 4-F
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 2028 S. Canalport Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
	x	
x		
		x
x		

THE RESOLUTION:

WHEREAS Joanne Vierna, owner, on January 14, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a 20' x 24' 2nd floor addition to a 1-story frame single-family residence on the rear of the lot whose east side yard is 2.28 feet instead of 4.6 feet and with no rear yard instead of 30 feet, and to permit the erection of a 22' x 22' garage on the front of the lot with no front yard instead of 9.12 feet and with no west side yard instead of 4.6 feet, on premises at 2028 S. Canalport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1991, 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, §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 March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 46 feet wide lot with a depth of only 76 feet and is improved with a one-story frame residential building located in the rear northeast corner; that the applicant has partially erected a 20' x 24' 2nd floor addition to the existing residential structure on the rear of the lot and seeks to erect a 22' x 22' garage on the front southwest corner of the lot; that the construction of the 2nd floor addition to the existing residential building was begun without the necessary building permits; 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 20' x 24' 2nd floor addition, consisting of additional bedroom space, is necessary to meet the needs of the applicant; that the plight of the owner is due to the shallow depth of the subject lot and the location of the existing residential building in the required rear yard of the lot; that due to existing stairways on the west side of the residential building, the proposed 22' x 22' accessory garage can not be

MINUTES OF MEETING
March 22, 1991
Cal. No. 44-91-Z

located in any other portion of the property except in the required front and west side yards; that the proposed addition to the existing residential building will follow the existing building lines and that both additions will not impair an adequate supply of light and air to any of the existing residential improvements in this block of S. Canalport Avenue; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a 20' x 24' 2nd floor addition to a 1-story frame single-family residence on the rear of the lot whose east side yard is 2.28 feet instead of 4.6 feet and with no rear yard instead of 30 feet, and to permit the erection of a 22' x 22' garage on the front of the lot with no front yard instead of 9.12 feet and with no west side yard instead of 4.6 feet, on premises at 2028 S. Canalport 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: Joseph & Barbara Homsy
 APPEARANCES FOR: William J. Hennessey, Joseph Homsy
 APPEARANCES AGAINST:

CAL. NO. 45-91-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 1025 W. Wolfram Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Joseph & Barbara Homsy, owners, on January 23, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story addition to the southeast side and a 1½-story addition to the rear of a 3-story frame single-family residence on the front of a lot additionally improved with a 3-story frame residence on the rear, whose west side yard will be 10 inches instead of 2.5 feet and which addition will result in a 10% (402 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1025 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1991, 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, §5.5, §7.6-4, §7.8-4, §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; 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 subject site is improved with a 3-story frame single-family residence on the front of the lot additionally improved with a 2-story frame coachhouse residential building with ground floor garage on the rear of the lot; that on October 30, 1986, the City Council passed an ordinance to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicants propose to erect a 3-story addition to the southeast side and a 1½-story addition to the rear of the existing L-shaped 3-story frame single-family residence on the front of the lot totalling 402 sq. ft. and which exceeds by 10 percent the amount of floor area existing 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

MINUTES OF MEETING

March 22, 1991

Cal. No. 45-91-Z

regulations in this district in that the proposed additions, consisting of a family room and living space for a parent of the applicant, is necessary to meet the lifestyle needs of the applicants and their family; that the plight of the owner is due to the present non-conforming west side yard of the subject building which predates the 1957 zoning ordinance; that the proposed additions will maintain the existing side yard setbacks and will not impair an adequate supply of light and air to adjacent properties; 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 southeast side and a 1½-story addition to the rear of a 3-story frame single-family residence on the front of a lot additionally improved with a 3-story frame single-family residence on the rear, whose west side yard will be 10 inches instead of 2.5 feet and which addition will result in a 10% (402 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1025 W. Wolfram 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:

BVTV, Inc./Bob Vila

CAL NO. 46-91-Z

APPEARANCES FOR:

MAP NO. 3-H

MINUTES OF MEETING

March 22, 1991

APPEARANCES AGAINST:

PREMISES AFFECTED—

1310 N. Leavitt Street

SUBJECT—

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Joseph J. Spingola

Roula Alakiotou

Anthony J. Fornelli

LeRoy K. Martin, Jr.

Thomas S. Moore

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Case continued to
May 17, 1991.

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

APPLICANT: 1st Christian Charismatic Church
 APPEARANCES FOR: Janet Ambutas
 APPEARANCES AGAINST:

CAL NO. 47-91-S
 MAP NO. 5-K
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 4115 W. Armitage Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, 1st Christian Charismatic Church, owner, on January 7, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church on the 1st floor of a 2-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 4115 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 4, 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 March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the applicant church is presently located in a 2-story building at 4117 W. Armitage Avenue in an R3 General Residence District and is a permitted use at that site which is zoned residential; that in order to provide for the growing congregation it is necessary to enlarge the existing church facility by adjoining the existing building with the 2-story brick building at the subject site; that the total subject site (4115 and 4117) includes a 2-car frame garage at 4117 and a paved parking area at the rear of 4115; that testimony presented was unclear as to the total number of seats that the entire church facility would have, but indicated that it was either 166 or 200 seats; that under Sections 7.12-1(2) and 8.11-1(4), one parking space shall be provided for each 12 seats; that the applicant testified that there were 8 parking spaces on site, 2 in the existing garage and 6 at the rear of 4115, which would permit only 96 seats at the subject site; that the Board finds that the present available off-street parking is insufficient to meet the parking requirement for the proposed use at the subject site; that one of the standards necessary in the granting of a special use is that the use shall conform to the applicable regulations of the district in which it is to be located; that the proposed use at the subject site does not meet the required off-street parking for the district; 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: ANR Freight Systems, Inc., by Greenberger, Krause & Jacobs, Chtd.
 APPEARANCES FOR: Steven Ray
 APPEARANCES AGAINST:

CAL. NO. 48-91-S
 MAP NO. 8-G
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED-- 1415 W. 35th Street

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

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
x		

THE RESOLUTION:

WHEREAS, ANR Freight Systems, Inc., by Greenberger, Krause & Jacobs, Chtd., for ANR Freight Systems, Inc., owner, on January 11, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a ground mounted earth station antenna approximately 11.5 feet in diameter (3.5 meters), in a C4 Motor Freight Terminal District, on premises at 1415 W. 35th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 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, §5.11(b), §9.4-4(1)g."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

WHEREAS, the district maps show that the premises is located in a C4 Motor Freight Terminal 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 C4 Motor Freight Terminal District; that the subject site is an approximately 13-acre parcel of land improved with two truck terminal buildings with the remainder of the site used for truck loading and unloading; that the proposed ground mounted earth station antenna approximately 11.5 feet in diameter (3.5 meters) will be anchored alongside the western terminal building; that the proposed antenna is necessary for the public convenience at this location to provide a more efficient and cost effective bill entry system and to generate corresponding information needed to schedule and route freight shipments for the applicant's customers; that the zoning ordinance permits an earth station antenna or satellite dish of up to 2.4 meters in diameter but requires a special use for larger dishes; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be operated in compliance with all applicable ordinances and regulations governing the operation of earth station antenna dishes; that the proposed earth station antenna will be anchored alongside the western terminal building well within the subject property and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

March 22, 1991

Cal. No. 48-91-S

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 ground mounted earth station antenna approximately 11.5 feet in diameter (3.5 meters), on premises at 4115 W. 35th Street, upon condition that the said antenna shall be operated in compliance with all applicable regulations governing the operation of earth station antennas; 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 808

APPLICANT:

Eduardo G. Rodriguez

CAL NO. 49-91-S

APPEARANCES FOR:

MAP NO. 12-J

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED—

5158 S. Kedzie Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 17, 1991.

THE VOTE

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

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

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

APPLICANT: Maple Park United Methodist Church
 APPEARANCES FOR: Janet Ambutas
 APPEARANCES AGAINST:

CAL. NO. 50-91-Z
 MAP NO. 28-G
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 1225 W. 117th Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Maple Park United Methodist Church, owner, on January 25, 1991, 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 approximately 13,000 sq. ft. 350-seat church addition with basement, whose front yard will be 15 feet instead of 20 feet, whose east side yard will be 5 feet instead of 10 feet, whose rear yard will be 10 feet instead of 30 feet, and with provision for 23 parking spaces instead of 29, on premises at 1225 W. 117th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 1991, 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, §7.7-2, §7.8-2, §7.9-2, §7.12-1, §11.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; 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 266' x 102' reversed corner lot improved with a 1-story brick church building; that the applicant proposes to erect a 1-story approximately 13,000 sq. ft. addition with basement to the east of the existing church building and provide an improved parking lot for 23 automobiles; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the applicant church has outgrown its existing facility and the proposed 13,000 sq. ft. addition is necessary to accommodate the growing congregation and its outreach ministry programs; that the plight of the owner is due to the shallow depth of the subject lot which necessitates the front and rear yard variations requested and that the limited on-site space available for off-street parking necessitates the east side yard and reduction in parking space variations requested; that the proposed reduction in required on-site parking spaces from 29 to 23 spaces will not materially affect parking in the neighborhood; that the proposed 1-story church addition will be compatible with the existing

MINUTES OF MEETING

March 22, 1991

Cal. No. 50-91-Z

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

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story approximately 13,000 sq. ft. church addition with basement, whose front yard will be 15 feet instead of 20 feet, whose east side yard will be 5 feet instead of 10 feet, whose rear yard will be 10 feet instead of 30 feet, and with provision for 23 parking spaces instead of 29, on premises at 1225 W. 117th Street, upon condition that the parking area located east of the subject church shall be used solely for the parking of private passenger automobiles belonging to the church congregation 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 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the applicant shall comply with applicable provisions of the recently passed City of Chicago Landscape Ordinance along the parking area; that steel beam guard rails 2 feet high shall be provided on the periphery of the parking area excepting the driveway; that striping shall be provided; that lighting shall be provided directed away from adjacent properties; that ingress and egress shall be from W. 117th Street; that the alley abutting the site to the south shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Bogdan E. Dzikowski
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Nancy Gora, John Gora

CAL. NO. 51-91-S
 MAP NO. 9-N
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 3961 N. Natchez Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Bogdan E. Dzikowski, owner, on January 28, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of the 1st floor dwelling unit by the erection of a 3-story 20.97' x 11.71' addition to the rear of a brick and frame 2-story and basement 2-dwelling unit building, in a B4-1 Restricted Service District, on premises at 3961 N. Natchez Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1991, 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, §8.3-4A(1), §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 25' x 144' lot improved with a non-conforming brick and frame 2-story and basement 2-dwelling unit building with old roof dormers front, both sides and rear with a roofed-over deck on the top floor and which is located in a block consisting of 6 non-conforming similar residential structures; that the subject building was legalized for use as two dwelling units as evidenced by an order of the Circuit Court dated July 12, 1983, No. 83M-403054; that the applicant proposes to demolish the existing delapidated rear porch and expand the 1st floor dwelling unit by the erection of a 3-story 20.97' x 11.71' addition to the rear of the existing building; that the proposed addition will be approximately 3½ feet longer than the existing porch; that the proposed expansion of the first floor dwelling unit is necessary to provide additional bedroom space for the applicant and his family; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will be constructed in compliance with all applicable building code regulations; and that the proposed first floor dwelling unit expansion will improve the existing structure by removing a delapidated rear porch structure and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

March 22, 1991

Cal. No. 51-91-S

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 1st floor dwelling unit by the erection of a 3-story 20.97' x 11.71' addition to the rear of a brick and frame 2-story and basement 2-dwelling unit building, on premises at 3961 N. Natchez 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: Bogdan E. Dzikowski
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Nancy Gora, John Gora

CAL. NO. 52-91-Z
 MAP NO. 9-N
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 3961 N. Natchez Avenue

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Rogdan E. Dzikowski, owner, on January 28, 1991, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 3-story 20.97' x 11.71' addition to the rear of a brick and frame 2-story and basement 2-dwelling unit building, whose north side yard will be 1.1 feet and whose south side yard will be 2.93 feet instead of 5.12 feet each, on premises at 3961 N. Natchez Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1991, 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(3), §8.7-4, §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 March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on March 22, 1991, the Board approved the applicant's special use application for the expansion of the 1st floor dwelling unit by the erection of a 3-story 20.97' x 11.71' addition to the rear of a non-conforming brick and frame 2-story and basement 2-dwelling unit building, at the subject site, in Cal. No. 51-91-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 proposed 3-story 20.97' x 11.71' addition is necessary to provide additional bedroom space in the applicant's first floor dwelling unit; that the plight of the owner is due to the need for more living space in the 1st floor dwelling unit; that the proposed addition will be 3½ feet longer than the existing porch and will not be any higher than the existing dormered attic; 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

MINUTES OF MEETING

March 22, 1991

Cal. No. 52-91-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the expansion of the 1st floor dwelling unit by the erection of a 3-story 20.97' x 11.71' addition to the rear of a brick and frame 2-story and basement 2-dwelling unit building, on premises at 3961 N. Natchez 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: Alex Anagnostopoulos

CAL NO. 53-91-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED— 2500 N. Greenview Avenue

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

ACTION OF BOARD—

Case continued to April 19, 1991 for rebuttal.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

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

APPLICANT: Thelma Pulliam
 APPEARANCES FOR: John W. McElroy
 APPEARANCES AGAINST:

CAL. NO. 54-91-S
 MAP NO. 2-J
 MINUTES OF MEETING
 MARCH 22, 1991

PREMISES AFFECTED— 1132 S. Homan Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thelma Pulliam, owner, on February 11, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 2-story brick building, in a B4-2 Restricted Service District, on premises at 1132 S. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 1991, 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, §8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; 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 1 and 2-story brick building with a tavern on the first floor and a dwelling unit on the second floor; that a tavern has been in existence at the subject site for many years; that the applicant seeks to re-establish the tavern under a new license; 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 applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the re-establishment of a tavern in the building on the subject site will be compatible with the existing uses in the block and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the re-establishment of a tavern in a 1 and 2-story brick building, on premises at 1132 S. Homan Avenue, upon condition that the hours of operation shall be limited to the hours between 11:00 A.M. and 2:00 A.M.; 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 808

APPLICANT: Cathedral Shelter
 APPEARANCES FOR: David Reifman
 APPEARANCES AGAINST: James Spinelli, et al.

CAL. NO. 55-91-S
 MAP NO. 2-G
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 207-11 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
	X	
Abstain		

THE RESOLUTION:

WHEREAS, Cathedral Shelter, for the Bishop and Trustees of the Protestant Episcopal Diocese of Chicago, owner, on January 30, 1991, filed an application for a special use under the zoning ordinance for the approval of the expansion of an existing transitional shelter from 12 beds to 19 beds in a 2½-story brick building, in an R5 General Residence District, on premises at 207-11 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1991, 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, §7.3-5, §7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a group of connected buildings including a church, a pre-school day care center and the applicant transitional shelter; that the shelter has been operated at the subject site since 1954 and is currently considered a permitted use pursuant to the exceptions found in Section 11.7B of the zoning ordinance and is a legal non-conforming use pursuant to Article 6 of the zoning ordinance; that the requested expansion of beds in the shelter from 12 to 19 requires the special use approval in this instance; that the existing shelter serves persons recovering from alcohol and substance abuse; that the subject shelter is located in an eight block area which contains many similar establishments, the nearest being Mary Thompson Hospital at 140 N. Ashland Avenue which is now being used as a 64-bed transitional shelter facility; that no evidence was presented to indicate the expansion of the number of beds in the subject facility from 12 to 19 was necessary at this location to the continued operation of the existing shelter facility; 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: Ahmadiyya Movement in Islam
 APPEARANCES FOR: Ayesha S. Hakeem
 APPEARANCES AGAINST:

CAL. NO. 56-91-S
 MAP NO. 10-E
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 4444-50 S. Wabash Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
		x
x		
x		
x		

THE RESOLUTION:

WHEREAS, Ahmadiyya Movement in Islam, owner, on January 31, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an 80-seat church building, in a C1-2 Restricted Commercial District, on premises at 4444-50 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 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, §9.4-1, §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 March 22, 1991, after due notice thereof by publication in the Chicago Tribune on March 4, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is presently improved with two 2-story brick residential buildings; that the applicant acquired the property at 4448-50 S. Wabash Avenue in the early 1940's which has been used as a religious meeting place continuously since that time; that in 1988 the applicant acquired the adjoining property located at 4444-46 S. Wabash Avenue; that the applicant proposes to demolish the buildings now standing on the site and construct a new 2-story building; that the proposed use is necessary for the public convenience at this site to continue to meet the needs of its approximately 60-member congregation; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will provide adequate on-site parking to be improved and operated under the conditions hereinafter set forth; and that although the subject site is located in a C1-2 Restricted Commercial District, said district is very small, located between two R4 General Residence Districts, and contains many vacant lots; that the establishment of a religious house of worship at the subject site will not cause substantial injury to the value of other property; it is therefore

MINUTES OF MEETING

March 22, 1991

Cal. No. 56-91-Z

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 an 80-seat religious house of worship, on premises at 4444-50 S. Wabash Avenue, upon condition that the parking area located immediately west of the proposed use shall be used solely for the parking of private passenger automobiles belonging to the members of the congregation and that no commercial vehicles shall be parked upon said parking area at any time; that 5 feet high chain link fencing shall be erected on the north and west property lines of the entire subject site and 5 feet high ornamental metal fencing shall be erected on the east and south property lines of the entire site, 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, 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 applicant shall provide landscaping in compliance with provisions of the recently passed City of Chicago Landscape Ordinance; that striping shall be provided; that lighting shall be provided; that the driveway shall be constructed in accordance with applicable ordinances; that the parking area shall be secured by a 5 feet high ornamental iron gate; that ingress and egress shall be from E. 45th Street; that there shall be no ingress nor egress via the public alley abutting the site to the west; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Mary Davis
 APPEARANCES FOR: Mary Davis
 APPEARANCES AGAINST:

CAL. NO. 57-91-A
 MAP NO. 28-F
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 425 W. 115th 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mary Davis, for Alberta Griffin, owner, on January 18, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 425 W. 115th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1991, 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; 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 non-conforming store in the 2-story brick store and apartment building has been previously occupied by business uses, the last use having been a candy store which ceased operation in January, 1990; that the appellant proposes to re-establish a candy store at the subject site and is seeking food purveyor and food dispenser licenses to sell candy, pop, deli food items and sandwiches; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store selling candy, pop, deli food items and sandwiches, in a 2-story brick store and apartment building, on premises at 425 W. 115th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before licenses are issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 206

APPLICANT: Brian Goodall
 APPEARANCES FOR: David Reifman
 APPEARANCES AGAINST:

CAL. NO. 58-91-A
 MAP NO. 1-F
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 501 N. Wells 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Brian Goodall, owner, on January 22, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of a top floor dwelling unit by adding a 650 sq. ft. mezzanine level to be used as office space in a brick 4-story building containing business space on the ground floor and 12 loft-style condominium dwelling units above, in an M1-5 Restricted Manufacturing District, on premises at 501 N. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 4, 1991, 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, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; and

WHEREAS, the district maps show that the premises is located in an M1-5 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 M1-5 Restricted Manufacturing District; that the subject site is an 83' x 110' lot improved with a 4-story brick store and condominium dwelling unit building; that the building was originally constructed before 1900 as a rooming house and converted to 12 loft-style condominium dwelling units in 1980 with four ground-level commercial spaces; that the appellant proposes to expand his top floor dwelling unit by adding a 650 sq. ft. mezzanine level to be used as office space; that the appellant has received approval of the Condominium Board and the Condominium Declaration has been revised to allow the proposed use; that the appellant proposes to expand his loft dwelling unit by rebuilding the portion of the roof above the mezzanine level to allow proper headroom; that the addition of approximately 650 sq. ft. increases the building area to 27,890 sq. ft. which is within the 63,910 sq. ft. allowed under the present 7.0 floor area ratio; that the appellant is an advertising executive and lives and works at the subject site; that the Zoning Administrator contends that the proposed expansion is an expansion of a non-conforming residential use in the M1-5 zoning district; that the Board finds that the proposed use is an

MINUTES OF MEETING
March 22, 1991
Cal. No. 58-91-A

expansion of the appellant's work space and constitutes part of his office area and is therefore a permitted use in the M1-5 Restricted Manufacturing District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the expansion of a top floor dwelling unit by adding a 650 sq. ft. mezzanine level to be used as office space in a brick 4-story building containing business space on the ground floor and 12 loft-style condominium dwelling units above, on premises at 501 N. Wells 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: Duane Pleasant

CAL. NO. 59-91-A

APPEARANCES FOR:

MAP NO. 28-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED— 11625 S. Ashland Avenue

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

ACTION OF BOARD—

Case continued to
May 17, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Dunkin' Donuts
 APPEARANCES FOR: Mike LaVigue, Abdul Halani
 APPEARANCES AGAINST:

CAL. NO. 60-91-A
 MAP NO. 2-F
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 177 W. Van Buren Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
		X
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Dunkin' Donuts, for Abdul Halani, owner, on February 6, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a business sign attached to the front of the building due to its projecting more than 12 inches across the property line into the public way, in a B6-7 Restricted Central Business District, on premises at 177 W. Van Buren Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 3, 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, §8.9-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; and

WHEREAS, the district maps show that the premises is located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B6-7 Restricted Central Business District; that the subject site is improved with a 1-story commercial building containing several fast-food restaurants, including the subject Dunkin' Donuts establishment; that the subject business sign is attached perpendicular to the building and projects approximately 3 feet out from the building; that Section 8.9-6(2) of the zoning ordinance provides that "all signs -- except as provided for awnings, marquees, and canopies in Section 8.9 -- shall be affixed flat against building walls parallel to the lot line, and no sign shall project more than 12 inches across the property line into the public way"; that under Section 8.9-6(2), the Board has not authority to permit the said business sign attached to the front of the building on the subject site; 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 808

APPLICANT: Scott Weiler

CAL. NO. 61-91-A

APPEARANCES FOR:

MAP NO. 26-I

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED— 10614 S. Western 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
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Jueng Nim Kim
 APPEARANCES FOR: Jueng Nim Kim
 APPEARANCES AGAINST:

CAL. NO. 62-91-A
 MAP NO. 9-J
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 3643 N. Pulaski Road
 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS Jueng Nim Kim, for Wayne Harrington, owner, on February 7, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a drop-off laundry in a 3-story brick apartment building, in an R2 Single-Family Residence District, on premises at 3643 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1991, 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 March 22, 1991; 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 non-conforming store in the 3-story brick apartment building on the subject site has been previously occupied by a drop-off laundry and dry cleaners for the past 10 years; that licensing requirements have cause the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a drop-off laundry and dry cleaners in a 3-story brick apartment building, on premises at 3643 N. Pulaski Road, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 6:30 P.M., Mondays through Fridays and 8:00 A.M. and 5:30 P.M., Saturdays; 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: Tibor Fazakas
 APPEARANCES FOR: Ida Fazakas, Tibor Fazakas
 APPEARANCES AGAINST:

CAL. NO. 63-91-A
 MAP NO. 9-M
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 3743 N. Narragansett 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS Tibor Fazakas, owner, on January 3, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail tobacco store in a 2-story frame store and apartment building, in an R2 Single-Family Residence District, on premises at 3743 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; 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 2-story frame store and apartment building on the subject site was purchased by the appellant in 1986; that the non-conforming store in the building was previously occupied by business uses, the last use having been an art studio, which ceased operation in October, 1990; that the change of use to a retail tobacco store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail tobacco store in a 2-story frame store and apartment building, on premises at 3743 N. Narragansett Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., daily; 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:

Ted's Auto Parts, Inc.

CAL NO. 64-91-A

APPEARANCES FOR:

MAP NO. 18-D

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED—

7440 S. South Chicago Avenue

SUBJECT—

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

ACTION OF BOARD—

Case continued to
May 17; 1991.

THE VOTE

Lawrence E. Kenyon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Brandenburger Schuetzen Verein
 APPEARANCES FOR: Wolfgang Reinke, Ronald Rothmund
 APPEARANCES AGAINST:

CAL. NO. 65-91-A
 MAP NO. 15-J
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 6261 N. McCormick Road
 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Brandenburger Schuetzen Verein, for Rainbow Hall, owner, on January 8, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit pellet-loaded Air-Toygun shooting competition activity in conjunction with a not-for-profit social club, in a 1-story brick building, in a B5-1 General Service District, on premises at 6261 N. McCormick Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 7, 1991, 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, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; and

WHEREAS, the district maps show that the premises is located in a B5-1 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-1 General Service District; that the subject site is improved with a 1-story brick banquet hall building; that the appellant is a German-American social club which meets at the subject premises and holds meetings and social functions every two weeks from 7:00 P.M. to 10:30 P.M.; that one of the club's activities is pellet-loaded Air-Toygun shooting competitions; that the shooting competition targets are portable paper targets attached to a 4' x 8' plywood board with a metal plate located behind it; that the shooting distance to the target is 33 feet; that no one appeared in opposition to the appellant's proposal; that the target shooting competition activity may be considered accessory to the principal permitted social club activity; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit

MINUTES OF MEETING

March 22, 1991

Cal. No. 65-91-A

pellet-loaded Air-Toygun shooting competition activity as an accessory use only in conjunction with a not-for-profit social club in a 1-story brick building, on premises at 6261 N. McCormick Road, upon condition that the aforesaid shooting competition activity shall take place only during the hours of 7 P.M. and 10:30 P.M. at regular club meeting dates; 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: Jerry Chlopek
 APPEARANCES FOR: Jerry Chlopek and Christina Tryba
 APPEARANCES AGAINST:

CAL. NO. 66-91-A
 MAP NO. 7-M
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 2709 N. Austin 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jerry Chlopek, for Giota Nikolaou, owner, on January 9, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a furniture repair shop in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 2709 N. Austin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; 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 non-conforming store in the 2-story brick store and apartment building on the subject site has been previously occupied by business uses, the last use having been a cabinet maker shop/warehouse business which recently ceased operation; that the appellant was previously located at 2702 N. Austin Avenue and proposes to establish a furniture upholstery and finishing business on a part-time basis at the subject site; that the change of use from a cabinet maker shop/warehouse use to a furniture upholstery and finishing business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a furniture upholstery and finishing shop in a 2-story brick store and apartment building, on premises at 2709 N. Austin Avenue, upon condition that the hours of operation shall be limited to the hours between 3:00 P.M. and 7 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert Kraft
 APPEARANCES FOR: Gail Zalenas
 APPEARANCES AGAINST:

CAL NO. 67-91-A
 MAP NO. 9-H
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 3359 N. Lincoln 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
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Kraft, for Alexander Berger, owner, on January 15, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tropical fish and pet supply store in a 1-story brick store building, in a B3-2 General Retail District, on premises at 3359 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1991, 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, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 22, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the 1-story brick store building at the subject site has been previously occupied by business uses; that the appellant proposes to establish a retail tropical fish and pet supply store at the subject site; that no services such as pet grooming or sales and care of large animals will be provided at the subject site; that the proposed retail use is similar in use to items sold at department stores, hardware stores and grocery stores, all uses permitted in the B3 General Retail District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a tropical fish and pet supply store in a 1-story brick store building, on premises at 3359 N. Lincoln 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: Wing Lee Liu

CAL NO. 68-91-A

APPEARANCES FOR:

MAP NO. 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED— 3710 S. Emerald Avenue

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

ACTION OF BOARD—

Case continued to
May 17, 1991.

THE VOTE

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

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

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

APPLICANT: Garden Fresh
 APPEARANCES FOR: Adi Mor
 APPEARANCES AGAINST:

CAL. NO. 117-91-A
 MAP NO. 7-M
 MINUTES OF MEETING
 May 17, 1991

PREMISES AFFECTED-- 5701 W. Belmont 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
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Garden Fresh, by Adi Mor, owner, on March 6, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail grocery store in a 1-story brick building, in a B3-1 General Retail District, on premises at 5701 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 19, 1991, 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, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 1991; and

WHEREAS, the district maps show that the premises is located in a B3-1 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-1 General Retail District in a 1-story brick building occupied by an existing licensed retail grocery store; that the appellant operates a retail grocery, fruit and vegetable store at the subject site and is seeking a wholesale license to sell produce, etc. on a limited basis to hot dog stands and other small food operators in the neighborhood; that wholesaling of grocery and produce items on a limited basis not to exceed 15% of the existing retail grocery operation may be considered an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing retail grocery store in a 1-story brick building, on premises at 5701 W. Belmont Avenue, upon condition that the wholesale activity shall be limited to 15% of the total existing retail grocery store operation at the site; 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 808

APPLICANT: Dawn Pharmaceuticals
 APPEARANCES FOR: Girish V. Ray
 APPEARANCES AGAINST:

CAL NO. 310-90-A
 MAP NO. 5-M
 MINUTES OF MEETING
 November 16, 1990 &
 March 22, 1991

PREMISES AFFECTED— 2100 N. Marmora Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Dawn Pharmaceuticals, for Girish V. Ray, owner, on October 17, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale pharmaceutical distribution business in a 1-story brick non-conforming store building, in an R3 General Residence District, on premises at 2100 N. Marmora Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on November 16, 1990 and March 22, 1991; 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 1-story brick non-conforming store building; that the subject premises was previously occupied by a tavern, a B4 use; that the applicant seeks to establish a wholesale pharmaceutical distribution business at the subject site which requires Commercial district zoning; that the appellant testified at the hearing held November 16, 1990, that they are seeking to relocate to a larger building but wished to use the subject premises in the interim period of 6 months to a year; that the appellant has been unsuccessful in finding suitable premises and stated that they are now seeking a rezoning of the site to permit the use requested; it is therefore

RESOLVED, that the appeal be and in this instance 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 808

APPLICANT: Eusebio Soto
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 315-90-A
MAP NO. 5-H
MINUTES OF MEETING
March 22, 1991

PREMISES AFFECTED— 2335 W. Moffat Street
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
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Consolidated Processing Service, Inc.

CAL. NO. 307-90-S

APPEARANCES FOR:

MAP NO. 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING

March 22, 1991

PREMISES AFFECTED— 2553-2701 S. Hoyne Avenue, accessed from 2600 S. Damen Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Francine Wallace
 APPEARANCES FOR: Francine Wallace
 APPEARANCES AGAINST:

CAL. NO. 11-91-S
 MAP NO. 4-E
 MINUTES OF MEETING
 March 22, 1991

PREMISES AFFECTED— 1339 S. Michigan Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
X		
X		

THE RESOLUTION:

WHEREAS, Francine Wallace, for Norman P. Altman, owner, on December 12, 1990, 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 2-story brick building, in a C3-5 Commercial-Manufacturing District, on premises at 1339 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §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 March 22, 1991 after due notice thereof by publication in the Chicago Tribune on January 2, 1991; 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 2-story brick office building; that the applicant proposes to establish a day-care center on the first floor for a maximum of 70 children ages 2 through 6 years old; that the proposed day-care center will offer programs that will maximize the intellectual, emotional, physical and social development of the children served; that a hot lunch and morning and afternoon snacks will be provided; that the hours of operation of the proposed day-care center will be from 6:30 A.M. to 6 P.M.; that no children will be released at the end of the day to any unauthorized person; that the day-care center will be staffed by 7 persons with additional volunteer helpers; that supervised outdoor recreation will be provided in nearby Grant Park; that the proposed use is necessary for the public convenience at this location in that there is a need for day-care facilities in the area; 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 state and city ordinances governing the establishment and operation of day-care centers; and that the proposed use fulfills a need in the community and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

March 22, 1991

Cal. No. 11-91-S

RESOLVED, that the application for a special use be and it hereby is and the Zoning Administrator is authorized to permit the establishment of a day-care center in a 2-story brick building on premises at 1339 S. Michigan Avenue, upon condition that all applicable city and state ordinances governing the establishment and operation of day-care centers shall be complied with before a permit is issued.

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

APPLICANT: Waste Management of Illinois, Inc.
 APPEARANCES FOR: Roger Kiley
 APPEARANCES AGAINST:

CAL. NO. 290-90-S
 MAP NO. 32-D, 32-C &
 34-C
 MINUTES OF MEETING
 March 22, 1991

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

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to July 19, 1991 for status.

Order of the Board:

During the pendency of the instant application, the current use termination date of May 1, 1991 is hereby extended to October 1, 1991 to allow the applicant to continue operation, subject to all applicable governmental regulations applying to the conduct of the business at the subject location. For this purpose, the Board's rule under Article VI, paragraph 3, is hereby extended to October 1, 1991.

THE VOTE

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

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

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

APPLICANT: Land and Lakes Company
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL NO. 291-90-S
 MAP NO. 34-D
 MINUTES OF MEETING

PREMISES AFFECTED— Area bounded by the Little Calumet River on the north and east, City
 SUBJECT— Limits on the south and the extension of S. Cottage Grove Avenue on the
 west, commonly known as 1000-1220 E. 138th Street.
 Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
 July 19, 1991, for status.

Order of the Board:

During the pendency of the instant application, the current use termination date of May 1, 1991 is hereby extended to October 1, 1991 to allow the applicant to continue operation, subject to all applicable governmental regulations applying to the conduct of the business at the subject location. For this purpose, the Board's rule under Article VI, paragraph 3, is hereby extended to October 1, 1991.

THE VOTE

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

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

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

APPLICANT: Illinois Department of Corrections, by Richard L. Kruse
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 15-91-S
MAP NO. 1-I
MINUTES OF MEETING
March 22, 1991

PREMISES AFFECTED— 100 N. Western Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 17, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Edward Kaloo
APPEARANCES FOR: Thomas Johnson
APPEARANCES AGAINST: Mark Kupiec

CAL NO. 129-88-A
MAP NO. 11-H
MINUTES OF MEETING
March 22, 1991

PREMISES AFFECTED— 4750 N. Hermitage Avenue

SUBJECT— Circuit Court Remand, Re: White v. ZBA, No. 88CH8096
Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

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

MINUTES OF MEETING

March 22, 1991

Cal. No. 269-90-Z

Mr. Gary I. Wigoda, for Enterprise Development, Inc. and Chicago Transit Authority, owners, presented a written request for an extension of time in which to obtain a permit and commence erection or alteration on the premises located at 937-45 W. Wolfram Street in the establishment of an automobile parking lot with parking in the required front and east side yards, which variation was granted by the Board on October 19, 1990, in Calendar No. 269-90-Z.

Mr. Wigoda stated that the request for an extension of time is due to delays in completing the design of the project due to unexpected problems with the structure that the parking lot is to serve as off-site parking (Cal. No. 268-90-S), the winter weather, and other factors. In addition, the extension of time will allow the period of the variation granted to coincide with that of the special use approved.

Chairman Spingola moved that the request be granted and the time be extended to October 19, 1991 in which to obtain necessary permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

March 22, 1991

Cal. No. 173-90-S

Mr. James I. Rubin, for Rail-It Limited Partnership, presented a written request for an extension of time in which to obtain necessary permits for a waste transfer station in conjunction with a solid waste recycling facility proposed on 30 acres of railroad property in an M2-2 General Manufacturing District, on premises at 4501 W. Chicago Avenue, approved by the Board on July 6, 1990, in Calendar No. 173-90-S.

Mr. Rubin stated that the request for an extension of time is made because of unexpected delay in obtaining an operating permit for the applicants proposed transfer station and recycling facility from the Department of Consumer Services. Mr. Rubin further stated in his request that the City Council passed a new ordinance on July 12, 1990 which requires the Department of Consumer Services to conduct a public hearing to examine the environmental impact in the community of each proposed waste treatment or disposal facility. Rail-It applied for the needed permit on August 30, 1990 but since the Department found it necessary first to adopt procedural rules for the hearing, a hearing was not scheduled until December 17, 1990 which was further continued and completed on January 23, 1991. In addition, further information was requested from Rail-It by Order of the Department dated February 22, 1991. Rail-It will comply with that order before the deadline of March 22, 1991 and hopes that the Department will issue a favorable decision soon thereafter.

Chairman Spingola moved that the request be granted and the time extended to July 6, 1992 in order to obtain necessary permits for the aforesaid waste transfer station and recycling facility. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

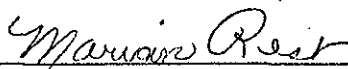
March 22, 1991

Prior to adjournment, Chairman Spingola moved that the Board amend Article III of the Board's Rules of Procedure, pursuant to Article VII of said rules, to provide that an appeal must be filed with the Board within 45 days after the entry of the final decision by the Zoning Administrator, in lieu of the stated 90 days. Mr. Spingola said that the rule amendment is necessary in order to be consistent with the Illinois Statutes, Chapter 24 §§11-13-12. He further said that the amendment should become effective in 60 days so as not to affect the status of any pending appeal.

The motion prevailed by viva voce vote with no dissenting vote and the amendment approved and adopted this date, to become effective in 60 days.

Member Martin then moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on April 19, 1991.



Secretary

COPY

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 22, 1991
at 9:00 A.M. and 2:00 P.M.

The following members were present for all or part of the meeting
and constituted a quorum:

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

COPY

MINUTES OF MEETING
March 22, 1991

Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 15, 1991 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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