

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in City Council Chambers, City Hall on Friday, April 19, 1991

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

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

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

MINUTES OF MEETING
April 19, 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 March 22, 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, Martin and Moore. Nays- None.

* * * * *

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

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

APPLICANT: Dr. Afzal Ahmad
APPEARANCES FOR: Bernard I. Citron
APPEARANCES AGAINST:

CAL. NO. 69-91-Z
MAP NO. 3-E
MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED-- 69 E. Cedar 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, Dr. Afzal Ahmad, owner, on February 8, 1991, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story addition to the rear of a 3-story brick single-family residence, with no side yards instead of 2 feet each, with no rear yard instead of 30 feet and which addition will result in a 15% (490 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 69 E. Cedar Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.8-5, §7.9-5, §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 April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 a 20.1' x 72.77' lot improved with a 3-story 3-dwelling unit building and is part of a series of rowhouses on this side of E. Cedar Street; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to convert the existing building to a single-family residence and to erect a 3-story 490 sq. ft. addition to the rear of the existing 3-story building which will result in a 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additional living space and an

MINUTES OF MEETING

April 19, 1991

Cal. No. 69-91-Z

additional stairway to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the existing structure is already built to the side and rear lot lines and that the proposed addition can only be located in the required rear yard; that the proposed addition covers substantially the same first floor footprint as the existing building and will not impair an adequate supply of light and air to adjacent properties; and that the proposed addition will be compatible with existing improvements in the block which do not comply with the yard requirements of the zoning ordinance and the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story addition to the rear of a 3-story brick single-family residence, with no side yards instead of 2 feet each, and no rear yard instead of 30 feet, and which addition will result in a 15% (490 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 69 E. Cedar Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ronald Rasmus
 APPEARANCES FOR: Dennis J. Aukstik
 APPEARANCES AGAINST: Albert Fabro

CAL. NO. 70-91-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 2135 N. Hudson Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted in part,
 and denied in part.

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, Ronald Rasmus, owner, on February 16, 1991, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 21.06' x 24.67' x 17.33' high accessory garage with fenced roof deck in the required rear yard attached to the rear of a 3-story brick single-family residence by a balcony deck and stairway, with no north side yard instead of 2.65 feet, whose area coverage will exceed that permitted by 6.4% and whose height will exceed that permitted by 2.33 feet, on premises at 2135 N. Hudson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §5.6-2, §5.6-3, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 said use is located in an R5 General Residence District; that the subject site is a 26.5' x 106' lot improved with a 3-story single-family residence on the front of the lot and a 1-story frame garage with deck on the top which is screened along the alley at the rear of the lot by wooden lattice panels; that the residence is connected to the garage by means of a staircase in the rear of the residence which leads to the deck on the garage; that the applicant hired a contractor and permit No. 713512 was issued for the garage, stairway and fence construction which was completed in the fall of 1989; that the applicant had many problems with the contractor who was not cooperative and did not supply the applicant with plans subsequently causing the applicant to hire an architect to make drawings of the project; that on April 11, 1991, permit revision No. B736861 was issued to add a one-hour non-combustible wall on the north side wall; that evidence presented indicates that the garage deck is enclosed with wooden lattice fencing 3'3" high along the north, south and west sides, but is 7 feet high with a partial lattice covering on the east side at the alley and this combined with the 10'4" height of the existing garage exceeds the 15 feet height permitted in the rear yard by 2.4";

MINUTES OF MEETING
April 19, 1991
Cal. No. 70-91-Z

that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested, excepting the height variation, are necessary to meet the lifestyle needs of the applicant and to provide a safe enclosed play area for the applicant's child; that the plight of the owner is due to the applicant's need to provide a safe open play area for his child; that the proposed stairway and garage with an enclosed deck not exceeding 15 feet in height will not alter the essential character of the locality in that it will be compatible with several other properties in the block and will not impair an adequate supply of light and air to adjacent properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 21.08' x 24.67' x 15' high accessory garage with fenced roof deck in the required rear yard attached to the rear of a 3-story brick single-family residence by a balcony deck and stairway, with no north side yard instead of 2.65 feet & whose area coverage will exceed that permitted by 6.4%, on premises at 2135 N. Hudson Street, upon condition that the height of the wooden lattice fencing along the east alley line shall be reduced to 15 feet in height; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the Board finds that the 15 feet height limitation of the garage and deck enclosure is proper in this case and would not place a significant hardship on the applicant and that the variation to exceed the height permitted is hereby denied.

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

APPLICANT: City Architect
 APPEARANCES FOR: Kendall Fleming, Robert Dawson
 APPEARANCES AGAINST:

CAL. NO. 71-91-Z
 MAP NO. 11-G
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 929 W. Buena 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
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, the City Architect, for City of Chicago, owner, on February 21, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story Public Library, whose north side yard will be 3 feet instead of 7.5 feet and whose south side yard will be 4.67 feet instead of 11.5 feet, on premises at 929 W. Buena Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.8-4, §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 April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 115' x 199.95' vacant reversed corner lot; that the applicant proposes to erect an approximately 13,000 sq. ft. 1-story public library building at the subject site to serve the Uptown community; 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 north and south side yard variations requested are necessary in order to provide a functional library layout; that the plight of the owner is due to the necessity to reduce large unsupervised outdoor areas, while maximizing the area provided for on-site parking; that the proposed library building will be compatible with existing improvements in the neighborhood, many of which do not comply with side yard requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

April 19, 1991

Cal. No. 71-91-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story Public Library, whose north side yard will be 3 feet instead of 7.5 feet and whose south side yard will be 4.67 feet instead of 11.5 feet, on premises at 929 W. Buena Avenue, upon condition that a refuse collection area shall be provided on the southwest corner of the on-site parking area; that the parking area shall be improved pursuant to applicable code requirements; that the parking area shall be enclosed, excepting the driveway, with chain-link fencing on a 12-inch high concrete retaining wall; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Buena Avenue; that the parking area shall be securely locked when not in use by the library personnel and patrons; that the driveway shall be constructed in accordance with applicable ordinances; that landscaping shall be provided in compliance with the recently passed City Landscaping Ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ira Teinowitz
 APPEARANCES FOR: Ira Teinowitz
 APPEARANCES AGAINST:

CAL. NO. 72-91-Z
 MAP NO. 13-H
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 1701 W. Farragut Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

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, Ira Teinowitz, owner, on February 27, 1991, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a small 1-story addition to the rear of a 1½-story frame single-family residence which addition will be located in the required rear yard and will result in a 2% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1701 W. Farragut Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.6-3, §7.8-3, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 a 31.34' x 53.31' reversed corner lot improved with a 1½-story frame single-family residence; that the applicant proposes to enclose a small portion of an existing rear porch which currently is situated on the east side of the rear of the existing structure which will increase by approximately 2% the floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicant; that the plight of the owner is due to the shallow depth of the lot and the need by the applicant to reduce the cost of the needed addition; that the variation, if granted, will not alter the essential character of the locality in that the proposed addition will not impair an adequate supply of light and air to adjacent properties due to its being located in approximately the middle of the existing building's rear and will be compatible with existing improvements in the block; it is therefore

MINUTES OF MEETING

April 19, 1991
Cal. No. 72-91-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a small 1-story addition to the rear of a 1½-story frame single-family residence which addition will be located in the required rear yard and will result in an approximately 2% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1710 W. Farragut Avenue, upon condition that the said 1-story addition shall be constructed in accordance with new plans to be submitted to the permit division of the Department of Buildings of the City of Chicago; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Donald Antonelli
 APPEARANCES FOR: Donald Antonelli
 APPEARANCES AGAINST: Leeman A. Woodward

CAL. NO. 73-91-Z
 MAP NO. 9-0
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 3426 N. Osage 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
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Donald Antonelli, owner, on February 28, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition and a 2-story addition to the rear of a 1-story frame single-family residence, whose north side yard will be 3.93 feet and whose south side yard will be 3.5 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3426 N. Osage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 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, §7.6-2, §7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 30' x 125.78' lot improved with a 1-story 20' x 20' frame residential building in very poor condition; that the applicant seeks to erect a 2nd story addition to the existing 1-story building and a 2-story addition to the rear of the building and to also construct a 22' x 24' permitted detached accessory garage on the rear of the property; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the additions as proposed are necessary to provide needed living space for the applicant and his family; that the plight of the owner is due to the location of the existing residential building on the lot; that the proposed additions will conform with the north building line of the existing structure and that the variations, if granted, will not impair an adequate supply of light and air to adjacent properties and will not alter the essential character of the locality; it is there-

MINUTES OF MEETING

April 19, 1991

Cal.No. 73-91-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition and a 2-story addition to the rear of a 1-story frame single-family residence, whose north side yard will be 3.93 feet and whose south side yard will be 3.5 feet instead of combined side yards of 9 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3426 N. Osage Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sue and Richard Dodge
 APPEARANCES FOR: Stephen Dorfman
 APPEARANCES AGAINST: Lois McClure, et al.

CAL. NO. 74-91-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 2734 N. Mildred Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Variations 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	
X		

THE RESOLUTION:

WHEREAS, Sue and Richard Dodge, for Manufacturer's Affiliated Trust Co., Tr. No. N-1064, on February 17, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a dwelling unit in the basement of a 3-story brick 3-dwelling unit building and the erection of a partial 4th story addition and 4-story elevator shaft at the rear, whose north side yard will be 0.07' and whose south side yard will be 0.17' instead of 3.5 feet each, with off-street parking for 3 automobiles instead of 4, and which additions will result in a 15% (1,124 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 2734 N. Mildred Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 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, §7.6-4, §7.8-4, §7.12-1, §11.7-4(1)(4)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 proposed use is to be located in an R4 General Residence District, that the subject site is a 35' x 123' lot improved with a 3-story brick apartment building containing 3 dwelling units; that the applicants are seeking to legalize a garden-level apartment which will increase the number of dwelling units to four, and to duplex the 3rd floor dwelling unit by the erection of a partial 4th story addition and a 4-story elevator shaft at the rear, which will result in a 1,124 sq. ft. or 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the applicants propose to live in the duplexed 3rd floor dwelling unit and rent out the garden level, 1st and 2nd floor dwelling units; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General

MINUTES OF MEETING
April 19, 1991
Cal. No. 74-91-Z

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 Board finds that the present R4 General Residence zoning would permit a new building at the subject site with a maximum floor area ratio of 1.2 or 5,166 sq.ft.; that the subject site building presently contains 8,400 sq. ft. and that the proposed addition of 1,124 sq. ft. would bring the total square footage for the site to 9,634 sq. ft. or a 2.23 floor area ratio; that the proposal represents a gross overbuilding of the site; that no evidence was presented indicating that the applicants can not receive a reasonable return on their investment in this income property; that the erection of a partial 4th story addition and the addition of a 4th dwelling unit would produce a building that is incompatible with the existing 3-story apartment buildings on this block and will alter the essential character of the locality; it is therefore

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

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

APPLICANT: David Kangdoo Rhee

APPEARANCES FOR: None

APPEARANCES AGAINST:

PREMISES AFFECTED— 2557 W. 71st Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application dismissed
for want of prosecution.

CAL. NO. 75-91-S

MAP NO. 18-I

MINUTES OF MEETING
April 19, 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		

APPLICANT: Sung K. Lee

CAL NO. 76-91-S

APPEARANCES FOR:

MAP NO. 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED— 3106-08 W. Devon Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 19, 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		

APPLICANT: Norwood Federal Savings Bank
 APPEARANCES FOR: Julian E. Kulas
 APPEARANCES AGAINST:

CAL. NO. 77-91-S
 MAP NO. 15-M
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 5813 N. Milwaukee 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, Norwood Federal Savings Bank, owner, on February 28, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing bank's drive-through terminals from 2 to 4, in a B4-1 Restricted Service District, on premises at 5813 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 improved with a 2-story bank building with 2 drive-through terminals located north of the existing building; that the applicant proposes to remove the two current terminals and relocate them with two additional terminals in such a manner as to allow convenient entry and sufficient automobile stacking; that the proposed use is necessary for the public convenience at this location to provide additional drive-through banking service for the local residential and business communities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the applicant's drive-through terminals which will alleviate congestion and back-stacking of automobiles and which will be operated under the conditions hereinafter set forth; and that the proposed use is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and Zoning Administrator is authorized to permit the expansion of an existing bank's drive-through terminals from 2 to 4, on premises at 5813 N. Milwaukee Avenue, upon condition that

MINUTES OF MEETING

April 19, 1991

Cal. No. 77-91-S

ingress to the drive-through facilities shall be from N. Austin Avenue and egress shall be onto N. Milwaukee Avenue; that a lighted "Enter Only" sign shall be erected at the drive-through entrance on N. Austin Avenue and a lighted "Stop-Do Not Enter" sign facing N. Milwaukee Avenue shall be erected at the exit onto N. Milwaukee Avenue; that the two trees located within the landscaped strip scheduled to be removed shall be salvaged and replanted on the site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Bernard A. Heerey

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1108-12 N. Dearborn Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 28, 1991.

CAL. NO. 78-91-S

MAP NO. 3-F

MINUTES OF MEETING

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		

APPLICANT:

Kevin M. Nagle

CAL. NO. 79-91-S

APPEARANCES FOR:

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED—

11055 S. Hamlin Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 28, 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: Stephen P. Durchslag
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 80-91-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place
 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
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Stephen P. Durchslag, for Stephen and Ruth Durchslag, owners, on March 1, 1991, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story single-family residence on an L-shaped through lot, whose front yard along N. Lakeview Avenue will be 11.38 feet and whose front yard along W. Roslyn Place will be 8.5 feet instead of 15 feet each, and with no unobstructed open space along all other adjacent lot lines instead of 6 feet each, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 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, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 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 a 4,724 sq. ft. L-shaped through lot with frontages on N. Lakeview Avenue and N. Roslyn Place; that on March 15, 1985, the Board granted a variation to the applicant for the erection of a 4-story single-family residence on the subject site allowing the ground floor level adjacent to W. Roslyn Place with no front yard beginning at the east lot line and continuing in a westerly direction for the first 6 feet of the 411 W. Roslyn Place property and from that point angled in a southwest direction to align the footprint of the structure with the adjacent 5 feet overhang of 415 W. Roslyn Place and the setback for the first floor level of 411 W. Roslyn Place with no front yard for the first 6 feet of the property beginning at the east lot line and angled from that point to align with the adjacent front edge of 415 W. Roslyn Place and the upper floor levels with no front yard for the first 6 feet beginning at the east lot line and angled from that point to align with the adjacent front edge of W. Roslyn Place, in Calendar No. 98-85-Z; that the applicant did not go forward with said proposed 4-story single-family residence; that the applicant now seeks to erect a 3-story single-family residence

MINUTES OF MEETING

April 19, 1991

Cal. No. 80-91-Z

on the subject through lot whose frontage will be on N. Lakeview Avenue and with an 8.5 foot strip of land on the west side of the lot to be used for a garage and driveway with access from W. Roslyn Place; 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 single-family residence as designed is necessary to meet the lifestyle needs of the applicant; that the plight of the owners is due to the narrow L-shaped configuration of the subject lot and that the requested yard variations are necessary to construct the 3-story single-family residence as designed and to provide space for on-site parking and driveway space due to no alley access to the property; that the variations, if granted, will not alter the essential character of the locality in that the proposed 3-story residential building will be compatible with existing residential improvements in the neighborhood, many of which are three-story buildings, and will not impair an adequate supply of light and air to adjacent properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family residence on an L-shaped through lot, whose front yard along N. Lakeview Avenue will be 11.38 feet and whose front yard along W. Roslyn Place will be 8.5 feet instead of 15 feet each, and with no unobstructed open space along all other adjacent lot lines instead of 6 feet each, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Ki Su Yun

CAL. NO. 81-91-A

APPEARANCES FOR:

MAP NO. 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1991

PREMISES AFFECTED— 2635 W. Lawrence Avenue

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

ACTION OF BOARD—

Case continued to
July 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		

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

APPLICANT: Ted and Jadwiga Murzanski
 APPEARANCES FOR: Ted Murzanski
 APPEARANCES AGAINST: Lorryne Pachneck

CAL. NO. 82-91-A
 MAP NO. 13-M
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED-- 5867 W. Gunnison 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, Ted and Jadwiga Murzanski, owners, on February 23, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story frame building as 3-dwelling units, in an R3 General Residence District, on premises at 5867 W. Gunnison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 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, §7.5-3, §7.12-1(4), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 appellant purchased the 2-story frame building in April of 1990 as a 3-dwelling unit building with 3 separate kitchen facilities; that the Zoning Board of Appeals' inspection report indicates that there are 4 electric meters on the rear wall which the applicant corroborated as being three for the dwelling units and one for the laundry facilities; that testimony from a neighbor who has resided in the area since 1949 indicated that 3 dwelling units have existed in the subject building since that time; that the appellant has a right to continue the occupancy of the 2-story frame building at the subject site as 3 dwelling units; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story frame building as 3-dwelling units, on premises at 5867 W. Gunnison Street, on condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: George Bruech
 APPEARANCES FOR: George Bruech
 APPEARANCES AGAINST:

CAL. NO. 83-91-A
 MAP NO. 11-L
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 5318 W. Leland Avenue

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

ACTION OF BOARD—

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		

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

THE RESOLUTION:

WHEREAS, George Bruech, owner, on February 25, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 9-dwelling units, in an R3 General Residence District, on premises at 5318 W. Leland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 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, §7.5-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 2-story brick apartment building with a basement level that is more than 50% above curb level; that a building permit was issued on June 13, 1957 prior to the effective date of the 1957 comprehensive amendment and the construction of the building was completed in 1958 as an 8-dwelling unit building; that the district zoning from 1942 up to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance was Apartment District zoning; that the Sanborn Map of the area indicates a 4 section building containing 11 dwelling units; that inspection of the site indicates a 3 section building with 9 doorbells and 9 mainboxes which appear of equal age; that no one appeared in opposition to the case; that the appellant has a right to continue the occupancy of the 2-story brick building as 9-dwelling units; 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 certify the use of a 2-story brick building as 9-dwelling units, on premises at 5318 W. Leland Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all 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: Luciano Food Market, Inc.
 APPEARANCES FOR: Mauricio Ornelas, Regina Rivero
 APPEARANCES AGAINST:

CAL. NO. 84-91-A
 MAP NO. 5-I
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 2458 W. Moffat 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, Luciano Food Market, Inc., for Antonio Platas, owner, on February 26, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in conjunction with an existing grocery store in a 2-story frame store building, in an R3 General Residence District, on premises at 2458 W. Moffat Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 22, 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, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 in an existing grocery store in a 2-story frame store building at the subject site; that the appellant operates the licensed grocery store at the subject site and proposes to sell small bags of pork rind chips which he prepares in the rear of the store; that no other food items are prepared on the premises for sale to customers; that licensing requirements have caused the case to be filed; that the preparation and sale of food on a limited basis in conjunction with an existing retail grocery store may be considered accessory to the principal food purveyor business; 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 the dispensing of food as an accessory use only in conjunction with an existing grocery store in a 2-story frame store building, on premises at 2458 W. Moffat Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: George Giannakouros
 APPEARANCES FOR: George Giannakouros
 APPEARANCES AGAINST:

CAL. NO. 85-91-A
 MAP NO. 17-I
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED-- 2502½ W. Devon 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, George Giannakouros, for Tony Karnezis, owner, on February 26, 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 bakery in a 2-story brick store building, in a B3-2 General Retail District, on premises at 2502½ W. Devon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §8.3-3, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991; and

WHEREAS, the district maps show that the premises is 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 in a 2-story brick building on the subject site occupied by an existing retail bakery; that a retail bakery has been at the subject site for approximately 50 years; that the appellant seeks to wholesale ethnic bakery items on a limited basis to neighborhood restaurants; that the wholesaling of bakery items will not exceed 20 percent of the existing retail bakery operation; that the wholesaling of bakery items on said limited basis and subordinate in volume to the principal retail bakery 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 not to exceed 20 percent in volume in conjunction with an existing retail bakery in a 2-story brick store building, on premises at 2502½ W. Devon Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Ngoe Lien Thi Tran
 APPEARANCES FOR: A. Fremari and Ngoe Lien Thi Tran
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 2336 N. Western Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 86-91-A
 MAP NO. 5-I
 MINUTES OF MEETING
 April 19, 1991

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, Ngoe Lien Thi Tran, owner, on February 28, 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 deli business in a 2-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 2336 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 in a 2-story brick store and apartment building containing an existing retail deli business; that the appellant operates the existing deli business and seeks to wholesale oriental food and sausages on a limited basis not exceeding 20 percent in volume to neighborhood businesses; that the wholesaling of food on said limited basis and subordinate to the existing retail deli 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 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 wholesaling not to exceed 20 percent in volume as an accessory use only in conjunction with an existing retail deli business in a 2-story brick store and apartment building, on premises at 2336 N. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Juan Ramirez
 APPEARANCES FOR: Omar Ramirez
 APPEARANCES AGAINST:

CAL. NO. 87-91-A
 MAP NO. 7-M
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 2705 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, Juan Ramirez, for Spiros Souranis, owner, on February 27, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 2705 N. Austin Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 store in the 2-story brick store and apartment building on the subject site has been occupied by business uses, the last use having been a laundromat, which recently ceased operation; that the change of use to a barber shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 barber shop in a 2-story brick store and apartment building, on premises at 2705 N. Austin Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6:30 P.M., Tuesdays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Agency Rent-A-Car
 APPEARANCES FOR: Patrick F. Klunder
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 4935 N. Central Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

CAL NO. 88-91-A
 MAP NO. 13-L
 MINUTES OF MEETING
 April 19, 1991

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, Agency Rent-A-Car, for Ted Kruk, owner, on February 28, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile rental office in a 1-story brick building, in an R4 General Residence District, on premises at 4935 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 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, §7.3-4, §9.3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 proposed use is to be located in an R4 General Residence District; that the subject site is a 7,500 sq. ft. triangular parcel of land improved with a non-conforming triangular 1-story brick building located on the east side of the site; that the one-story brick building has been occupied by business uses, the last use having been a real estate office, which use recently ceased operation; that the appellant proposes to establish an automobile rental office in the subject building for its business of renting cars to insurance companies for use by insureds whose cars have been stolen or damaged; that the said cars are delivered from one insured to the next after cleaning and maintenance at auto dealers and car washes; that rentals are arranged by insurance adjusters over the phone; that no inventory of cars is maintained at the site in that idle cars would be parked at the site for only very brief periods of time (amounting to less than a day) before being delivered to a customer's insured client or transferred to another office; that the change of use from a real estate office to an automobile rental office is a proper substitution of use under Section 6.4-7 of the zoning ordinance, provided that there is no overnight storage of vehicles at the site; 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 authorized to permit the

MINUTES OF MEETING

April 19, 1991

Cal. No. 88-91-A

establishment of an automobile rental office in a 1-story brick building, on premises at 4935 N. Central Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5:30 P.M., Mondays through Thursdays, 8 A.M. and 6 P.M., Fridays, and 9 A.M. and 12 Noon, Saturdays; that the parking of vehicles on the site shall be limited to those of employees and occasional rental vehicles only during said hours; that there shall be no overnight storage of rental vehicles at the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Sylvia Gonzalez
 APPEARANCES FOR: Sylvia Gonzalez
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 10300 S. Commercial Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 89-91-A
 MAP NO. 26-B
 MINUTES OF MEETING
 April 19, 1991

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, Sylvia Gonzalez, for Boris Nitchoff, owner, on February 11, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 2-story frame store building, in an R2 Single-Family Residence District, on premises at 10300 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.3-2."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 building has been previously occupied by a tavern for the past 50 years, which use recently ceased operation; that the appellant proposes to establish a beauty shop at the subject site; that the change of use from a tavern to a beauty shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 beauty shop in a 2-story frame store building, on premises at 10300 S. Commercial Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays, Wednesdays, Fridays and Saturdays, and between the hours of 9 A.M. and 9 P.M., Tuesdays and Thursdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Michael Morton

CAL. NO. 90-91-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1991

PREMISES AFFECTED-- 1248 W. George Street

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

ACTION OF BOARD--

Case continued to
June 28, 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		

APPLICANT: River North Sports
 APPEARANCES FOR: None
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 948 N. Orleans Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 91-91-A
 MAP NO. 3-F
 MINUTES OF MEETING
 April 19, 1991

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		

APPLICANT: Roney Mitchell, d/b/a American T.V. Service

CAL. NO. 92-91-A

APPEARANCES FOR:

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1991

PREMISES AFFECTED— 11254-56 S. State Street

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

ACTION OF BOARD—

Case continued to
June 28, 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 208

APPLICANT: Pontarelli Builders, Inc.
 APPEARANCES FOR: Aram A. Hartunian
 APPEARANCES AGAINST: Paul Swanson, et al.

CAL. NO. 93-91-A
 MAP NO. 17-O
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED-- 6800-26 N. Harlem Avenue

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

ACTION OF BOARD--

Appeal dismissed for lack of jurisdiction.

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, on February 11, 1991, Steven P. Schneck on behalf of Pontarelli Builders, Inc. filed an appeal from the decision of the Zoning Administrator rendered on May 30, 1990 which rescinded zoning approval for a proposed 5-story building at 6800-26 N. Harlem Avenue due to the rezoning of the site from B4-1 Restricted Service to R2 Single-Family Residence, thus causing the revocation of the project's Building Permit No. 722091; that the appeal filed seeks administrative relief pursuant to Circuit Court Order No. 90-CH7881; and

WHEREAS, a public hearing was held on the application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties, hereby finds: that Article III of the Board's Rules of Procedure provides, in concert with Sections 11.3-3 and 11.8-1 of the Chicago Zoning Ordinance and Chapter 24 - Section 11-13-12 of the Illinois Revised Statutes, that an application for appeal must be filed with the Board within 90 days¹ after the entry of the final decision by the Zoning Administrator; that the Zoning Administrator's decision in this case was rendered on May 30, 1990; that the time period for filing an appeal from said decision has expired and that the instant appeal is not timely; it is therefore

RESOLVED, that the appeal is hereby dismissed for lack of jurisdiction.

¹ Amended by the Board on March 22, 1991 from 90 days to 45 days, effective May 22, 1991.

APPLICANT: Paul A. Cecchini
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 94-91-S
 MAP NO. 7-G
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 932 W. Wrightwood 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, Paul A. Cecchini, for Edna Malina, owner, on February 23, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the 1st floor of an existing 2-story brick building to contain 10 dwelling units and retail space, in a B4-3 Restricted Service District, on premises at 932 W. Wrightwood Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on April 1, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 69' x 125' reversed corner lot on the northwest corner of W. Wrightwood and N. Wilton Avenues and is improved with a 2-story brick commercial building; that the applicant proposes to establish dwelling units on the 1st floor in the renovation of the building to contain 10-dwelling units and retail space at the subject site; that partial 3rd story additions proposed in the renovation plan conform to equivalent residential set backs; that there is no market for commercial uses through the entire building, but a need for additional residential dwelling units in the area; that the proposed retail space will be located in the western portion of the subject building nearest elevated CTA tracks which is not suitable for rental dwelling units; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; that no on-site parking is required for the proposed uses based on equivalent non-conforming required parking of the previous use of the premises for the sale of furniture, pursuant to Section 5.8-1(3) of the zoning ordinance; that the subject site is located in a predominantly residential area and will be compatible with the mixed residential and business uses on W. Wrightwood Avenue and will not cause substantial injury to the value of other

MINUTES OF MEETING

April 19, 1991

Cal. No. 94-91-S

property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the 1st floor of an existing 2-story brick building to contain 10-dwelling units and retail space, on premises at 932 W. Wrightwood Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Paul A. Cecchini
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 33-91-S
MAP NO. 7-G
MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED— 2614 N. Wilton 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
X		
X		
X		
X		
X		

APPLICANT: Carol A. Klein
 APPEARANCES FOR: Sheryl E. Fuhr
 APPEARANCES AGAINST:

CAL. NO. 42-91-A
 MAP NO. 5-M
 MINUTES OF MEETING
 April 19, 1991

PREMISES AFFECTED— 2101 N. Monitor 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
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Carol A. Klein for Rogers Klein and Carol A. Klein, owners, on December 28, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a custom drapery and upholstery trim manufacturing business in a 1-story brick commercial building, in an R3 General Residence District, on premises at 2101 N. Monitor Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 2, 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. §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 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 commercial building occupied by the applicant's custom drapery and upholstery trim manufacturing business; that the applicant/owner, Rogers Klein and Carol A. Klein, acquired the subject property on June 18, 1981 under Bankruptcy Case No. 80-B 01292 and have been continuously operating at the site since 1981; that the prior use of the non-conforming premises was for the manufacturing of chairs and chair covers which ceased when the prior owner entered bankruptcy in 1980; that licensing requirements have caused the case to be filed; that the change of use from a chair and chair covering manufacturing business, an M use, to a custom drapery and upholstery trim manufacturing business, an M use, 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 custom drapery and upholstery trim manufacturing business in a 1-story brick commercial building, on premises at 2101 N. Monitor Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: First Corinthian Missionary Baptist Church
 APPEARANCES FOR: T. Lee Boyd, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 7500-18 S. Halsted Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 316-90-S
 MAP NO. 18-G
 MINUTES OF MEETING
 April 19, 1991

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, First Corinthian Missionary Baptist Church, owner, on October 18, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 380-seat church building attached to an existing 1-story brick building to be used as a fellowship hall, in a B2-2 Restricted Retail District, on premises at 7500-18 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.4-2(1), §8.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on November 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that on December 5, 1962, the Board approved a special use for the establishment of the applicant church in a 1-story brick building at the subject site (7500-04 S. Halsted Street), in Calendar No. 605-62-S; that the church was destroyed by fire and the applicant is now seeking to rebuild the church which will be attached to an existing 1-story brick building to be used as a fellowship hall at 7500-18 S. Halsted Street; that the establishment of a church at the subject site is necessary to continue to serve the members of the congregation who reside in the neighborhood; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations and which will provide adequate off-street parking across the street at 7501-07 S. Halsted Street, as proposed in companion application No. 317-90-S; that the proposed church is a continuation of a previously approved church use at the site and will be an improvement in this block consisting of many vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

April 19, 1991

Cal. No. 316-90-S

Zoning Administrator is authorized to permit the erection of a 380-seat church building attached to an existing 1-story brick building to be used as a fellowship hall, on premises at 7500-18 S. Halsted Street, upon condition that off-site accessory parking shall be provided at 7501-07 S. Halsted Street, as proposed in application No. 317-90-S; that the parking area for 6 automobiles located on-site to the north of the existing 1-story brick building, to be used as a fellowship hall, shall be improved with a compacted macadam base, not less than 4 inches high and surfaced with asphaltic concrete or some comparable all-weather dustless material; that striping shall be provided; that lighting shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be from S. Halsted Street; that the driveway shall be constructed in accordance with applicable ordinances; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain said parking area in compliance with the standards hereby established under this order.

APPLICANT: First Corinthian Missionary Baptist Church
 APPEARANCES FOR: T. Lee Boyd, Jr.
 APPEARANCES AGAINST: Samuel Moore
 PREMISES AFFECTED-- 7501-07 S. Halsted Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 317-90-S
 MAP NO. 18-F
 MINUTES OF MEETING
 April 19, 1991

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, First Corinthian Missionary Baptist Church, owner, on October 18, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 7501-07 S. Halsted Street, to fulfill the parking requirement for a proposed 380-seat church and fellowship hall at 7500-18 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.4-2(1), §8.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on November 26, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that on April 19, 1991, the Board approved a special use application for the erection of a 380-seat church building attached to an existing 1-story brick building to be used as a fellowship hall, at 7500-18 S. Halsted Street, in Calendar No. 316-90-S; that the proposed off-site accessory parking lot is necessary for the public convenience at this location to fulfill the parking requirement for the aforesaid church and fellowship hall at 7500-18 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions herein-after set forth; that the proposed parking lot is located across S. Halsted Street from the applicant church and is compatible with the existing improvements in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises 7501-07 S. Halsted

MINUTES OF MEETING

April 19, 1991

Cal. No. 317-90-S

Street, to fulfill the parking requirement for a proposed 380-seat church and fellowship hall at 7500-18 S. Halsted Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, excepting the driveway, by a 6 feet high chain-link fence; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Halsted Street; that the alley abutting the site to the east shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant church; that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and under §5.8-5 of the zoning ordinance

APPLICANT: James Modesto
 APPEARANCES FOR: William J. Hennessey, James Modesto
 APPEARANCES AGAINST: Peggy Eskridge (22nd Ward Office)
 PREMISES AFFECTED— 3446 W. 26th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 25-91-S
 MAP NO. 6-J
 MINUTES OF MEETING

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, James Modesto, for Metropolitan Bank & Trust Co., owner, on December 19, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick building, in a B5-2 General Service District, on premises at 3446 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 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, §8.4-5."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B5-2 General Services District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is improved with a 1-story brick business building; that the applicant and his partner Jacob Meimran propose to establish a pawn shop at the subject site to be operated as M/M Incorporated; that the proposed use is necessary for the public convenience at this location to provide a service for residents of the community; that there are no other pawn shops located within the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which shall conform to all applicable state and city ordinances governing the operation of pawn shops, including the following: that a daily log of items received and persons pawning them is kept and supplied daily to the Police Department, that no business is conducted with minors, intoxicated persons or convicted felons, that the premises are subject to inspection at any time by any member of the Police Department; that the proposed use is compatible with the mixed retail and service uses in the neighborhood and will not cause substantial injury to the value of other property in the area; it is therefore

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

MINUTES OF MEETING

April 19, 1991

Cal. No. 25-91-S

Zoning Administrator is authorized to permit the establishment of a pawn shop in a 1-story brick building, on premises at 3446 W. 26th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M.; that all applicable state and city ordinances governing the establishment and operation of pawn shops shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Pilsen-Little Village Community Mental Health Center, Inc.

CAL. NO. 284-90-S

APPEARANCES FOR:

MAP NO. 6-K

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1991

PREMISES AFFECTED— 4115W. 26th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 28, 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		

APPLICANT: Milka Dobrota

CAL NO. 34-91-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED— 1714 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 28, 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		

APPLICANT: Milka Dobrota

CAL. NO. 35-91-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 19, 1991

PREMISES AFFECTED-- 1714 N. Sheffield Avenue

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

ACTION OF BOARD--

Case continued to
June 28, 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		

APPLICANT: Milka Dobrota

CAL. NO. 36-91-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED— 1727-31 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
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		

APPLICANT: Alex Anagnostopoulos
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 53-91-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 March 22, 1991 and
 April 19, 1991

PREMISES AFFECTED— 2500 N. Greenview 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, Alex Anagnostopoulos, owner, on January 31, 1991, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 6-dwelling unit townhouse building, whose east front yard will be 1 foot instead of 14.4 feet and whose west rear yard will be 20 feet instead of 30 feet, on premises at 2500 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 28, 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, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on March 22, 1991 and April 19, 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 proposed use is to be located in an R4 General Residence District; that on October 3, 1990, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence specifically for the proposed 6-dwelling unit townhouse building and 6-space garage structure; that the subject site is a 54' x 120' reversed corner lot improved with a 1-story frame residence on the southwest corner and a brick and frame garage on the rear of the lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 6-dwelling unit townhouse building as designed on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 6-dwelling units are less than the amount permitted in the district, the proposed 2-story townhouse building requires greater land coverage with encroachment into the required front and rear yards of this reversed corner lot than would a yard-conforming multi-story rental apartment building; that the proposed 2 story 6-dwelling unit townhouse and garage structure is compatible with existing improvements in the area and that due to its location on a reversed corner lot will not impair an adequate supply of light and air to adjacent properties and will not alter the essentially residential

MINUTES OF MEETING

April 19, 1991

Cal. No. 53-91-Z

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 zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 6-dwelling unit townhouse building, whose east front yard will be 1 foot instead of 14.4 feet and whose west rear yard will be 20 feet instead of 30 feet, on premises at 2500 N. Greenview Avenue, upon condition that a refuse pick-up area shall be provided in a 3 feet area on the northwest corner of the site located behind the on-site garage; that landscaping shall be provided in the 1 foot east front yard; 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: Flash Wrecking & Recycling, Inc.
APPEARANCES FOR: Gary Weintraub
APPEARANCES AGAINST: Deborah C. Paskin, et al.
PREMISES AFFECTED— South side of North Avenue east of Kilpatrick extending south beyond Division Street approximately 735 feet and addressed as 4621 W. North Avenue
SUBJECT— Application for the approval of a special use.

CAL. NO. 31-91-S
MAP NO. 3-K
MINUTES OF MEETING
 April 19, 1991

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	
	X	

THE RESOLUTION:

WHEREAS, Flash Wrecking & Recycling, Inc., for the Belt Railway Company of Chicago, owner, on January 16, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a junk yard in conjunction with a proposed recycling facility on an irregular shaped parcel of land, approximately 609,890 sq. ft., in an M2-2 General Manufacturing District, on premises located on the south side of North Avenue east of Kilpatrick extending south beyond Division Street approximately 735 feet and addressed as 4621 W. North Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §10.4-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-2 General 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 M2-2 General Manufacturing District; that the subject site is an irregularly shaped parcel of land approximately 609,890 sq. ft. and is located on the south side of North Avenue east of Kilpatrick extending south beyond Division Street approximately 735 feet and is railroad property owned by the Belt Railway Company of Chicago, formerly used as a City of Chicago auto pound facility; that the applicant proposes to establish an automobile dismantling, salvaging and recycling operation at the subject site; that no evidence was presented indicating the proposed use was necessary for the public convenience at this location; that evidence was presented indicating that the applicant has been uncooperative with the City of Chicago Department of Planning, the Bureau of Traffic Engineering, the Department of Economic Development and the Environmental Division of the Department of Consumer Services in their attempts to determine whether any potential negative impacts on the community could be mitigated; that these concerns include the applicant's failure to make adequate and safe provisions for the ingress and egress of vehicles to the site; that the applicant has stated that no environmental impact audit has been made nor will be made until

MINUTES OF MEETING

April 19, 1991

Cal. No. 31-91-S

a special use permit is granted for the proposed use at the subject site; that no traffic study has been made by the applicant to determine what impact the proposed use would have on street traffic in the area; that the applicant has presented no plans indicating that the site will be adequately secured in a way that prevents it from becoming an attractive nuisance nor plans for adequate screening and fencing of the site in a way that assures that unsightly areas and conditions will not be visible to surrounding properties and from the public way, or for assuring that any existing hazardous contamination of the site is cleaned up with assurances that any future operation will not increase this contamination; that except for an existing security guard shed and a proposed container for automobile battery storage, there are no permanent structures on the site nor are any planned for the site; that, in summary, no evidence was presented indicating that the proposed use will be designed and so operated to protect the public health, safety and welfare; that without plans for adequate fencing and screening or other improvements on the site, the use of the property as an automobile dismantling and recycling operation will be deleterious to the value of other properties in the area; 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: Edward Kaloo

CAL. NO. 129-88-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING
April 19, 1991

PREMISES AFFECTED— 4750 N. Hermitage Avenue

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

ACTION OF BOARD—

Case continued to
June 28, 1991.

THE VOTE

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

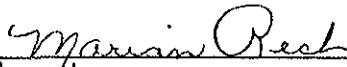
	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

MINUTES OF MEETING

April 19, 1991

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 17, 1991.


Secretary