

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, May 15, 1992

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

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

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

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Member Fornelli moved that the Board approve the record of the proceedings of the rescheduled April 16, 1992 meeting of the Zoning Board of Appeals held on May 14, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Eileen Francis
APPEARANCES FOR: Eileen Francis
APPEARANCES AGAINST:

CAL. NO. 89-92-Z
MAP NO. 15-J
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 6006 N. Lawndale 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, Eileen Francis, for First Colonial Trust Co., Tr. #91-05-564, owner, on March 31, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 21.5' x 22' detached accessory garage in the rear yard at the southwest corner of a reversed corner lot, whose setback from the south and west lot lines will be 1 foot each instead of 13.2 feet and 5 feet respectively, on premises at 6006 N. Lawndale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.6-4, §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 May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 50' x 144' reversed corner lot with no alley access; that the site is improved with a 1-story single-family dwelling with an attached 1-car garage with a driveway from N. Lawndale Avenue into a side drive located on the south side of the site along the south lot line between the residential building and W. Peterson Avenue; that the existing single-family dwelling on the subject site does not have a basement; that the applicant proposes to erect a 21.5' x 22' detached accessory garage at the southwest corner of the lot for automobile parking and use the existing attached garage structure for storage purposes; that the proposed detached accessory garage would have direct ingress and egress from W. Peterson Avenue only, via a new curb cut; that no evidence was presented to indicate the existence of an extreme hardship to the applicant; that the Board feels in this case that an accessory garage structure could be constructed in the driveway located south of the existing residential building utilizing the existing N. Lawndale Avenue ingress and egress; that exiting directly onto W. Peterson Avenue constitutes a potential safety hazard to the applicant and the public; 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: Alan Gluck & Debbie Gluck
APPEARANCES FOR: Alan Gluck
APPEARANCES AGAINST:

CAL. NO. 90-92-Z
MAP NO. 15-J
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED-- 6151 N. Drake 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, Alan Gluck and Debbie Gluck, owners, on March 18, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 3 feet instead of 4 feet and whose total floor area ratio will be 0.60 instead of 0.50, on premises at 6151 N. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 45' x 124.42' lot improved with a 2-story brick Georgian-style single-family dwelling; that the applicant proposes to erect a 2-story addition with a bay window on the first story and a rear deck at the rear of the existing structure; that the width of the rear wall will be from 23'11" to 32'9-13/16" measuring 5 feet from the north side wall of the existing building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet living space requirements of the applicant and family; that the plight of the owner is due to the applicant's need to provide additional kitchen and family room space in the existing single-family dwelling; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the existing single-family dwelling with the proposed addition is located on a wider than normal lot and will be compatible with existing residential improvements in the neighborhood; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition to the rear of a 2-story brick single-family dwelling, whose north side yard will be 3 feet instead of 4 feet and whose total floor area ratio will be 0.60 instead of 0.50, on premises at 6151 N. Drake 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: William L. Lavicka
APPEARANCES FOR: William L. Lavicka
APPEARANCES AGAINST:

CAL. NO. 91-92-Z
MAP NO. 2-I
MINUTES OF MEETING
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PREMISES AFFECTED— 725 S. Campbell Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 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, William L. Lavicka, owner, on March 30, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family dwelling, with no side yards instead of 3.5 feet each, on premises at 725 S. Campbell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-4, §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 May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an unimproved 35' x 54' lot; that the applicant proposes to erect a 2-story single-family dwelling with garage parking; 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 in this district in that the variation requested is necessary to construct a single-family dwelling structure will adequate living space and to also avoid narrow gangways on the north and south sides of the proposed residential structure; that the plight of the owner is due to the shallow depth of the subject site lot and the applicant's desire to construct a building which will be in conformity with the rowhouse character of this side of the block; that the proposed 2-story single-family dwelling will be compatible with the existing residential improvements in the block; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story

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single-family dwelling, with no side yards instead of 3.5 feet each, on premises at 725 S. Campbell Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Marta Martinez
VARANCES FOR: Marta Martinez
APPEARANCES AGAINST:

CAL. NO. 92-92-Z
MAP NO. 9-J
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PREMISES AFFECTED— 3538 W. Melrose Street

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
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Marta Martinez, owner, on April 2, 1992, filed an application for a variation of the zoning ordinance to permit in an R3 General Residence District, the erection of a dormer addition to the attic of a 2½-story frame 2-dwelling unit building on the front of a lot additionally improved with a 2½-story brick residential building on the rear, which addition will result in a less than 15% increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3538 W. Melrose Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 31' x 125' reversed corner lot improved with a 2½-story frame 2-dwelling unit building on the front of the lot and a 2½-story brick residential building at the rear of the lot; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% 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 had constructed a dormer addition to the attic of the 2½-story frame 2-dwelling unit building on the front of the lot which results in a less than 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 permitted to be used only under the conditions allowed by the regulations in this district in that the said attic dormer addition is necessary to provide a shower facility for the applicant and her family; that the plight of the owner is due to the said dormer addition being

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constructed without the necessary building permit and that the applicant now seeks to legalize the dormer; that the variation, if granted, will not alter the essential character of the locality in that the said dormer addition will not impair an adequate supply of light and air to adjacent properties and is compatible with existing residential improvements in the area; 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 dormer addition to the attic of a 2½-story frame 2-dwelling unit building on the front of a lot additionally improved with a 2½-story brick residential building on the rear, which addition will result in a less than 15% increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3538 W. Melrose Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Roger Sithithum
APPEARANCES FOR: Barbara Cook, Roger Sithithum
APPEARANCES AGAINST:

CAL. NO. 93-92-Z
MAP NO. 3-J
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 1115 N. Homan 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, Roger Sithithum, owner, on March 26, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a dormer addition to the north side of the attic of a 2½-story brick 2-dwelling unit building, whose north side yard will be 10 inches instead of 2.5 feet and which addition will result in a less than 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1115 N. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is a 25' x 102.25' lot improved with a 2½-story brick 2 dwelling unit building presently vacant and being renovated; that the proposed addition to the north side of the attic of the 2-dwelling unit building is already constructed; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said dormer addition is necessary to provide additional living space for the applicant and his family; that the plight of the owner is due to unique circumstances in that the dormer addition was constructed without proper permits when a damaged roof was repaired and that the applicant now seeks to legalize the construction work; that no one appeared in opposition to the applicant's proposal; that the attic

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dormer addition will be compatible with the existing residential improvements in the block and will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a dormer addition to the north side of the attic of a 2½-story brick 2-dwelling unit building, whose north side yard will be 10 inches instead of 2.5 feet and which addition will result in a less than 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1115 N. Homan 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: Eric Parfenoff
 APPEARANCES FOR: Eric Parfenoff
 APPEARANCES AGAINST:

CAL. NO. 94-92-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 1835 W. Wabansia 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, Eric Parfenoff, for Cosmopolitan National Bank, Tr. #29266, owner, on April 1, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story single-family dwelling with attached rear garage and living space above, whose east side yard will range from zero to 3 feet and whose west side yard will range from zero to 1.17 feet instead of side yards of 2.4 feet each and whose rear yard will be 2 feet instead of 30 feet, on premises at 1835 W. Wabansia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun Times on April 27, 1992; and

WHEREAS, on April 29, 1992, the Committee on Zoning of the City Council recommended that the subject site be rezoned from R3 General Residence to R4 General Residence specifically for the proposed use with final passage to take place on May 20, 1992; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 24.17' x 80' reversed corner lot which has been unimproved for approximately 80 years; that the applicant seeks to erect a 2-story single-family dwelling with attached garage and living space above at the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to construct a single-family dwelling of sufficient size to meet the needs of the applicant and his growing family; that the plight of the applicant is due to subject site's 80 foot depth which necessitates the yard variations requested in order to construct a single-family dwelling with adequate living space; that the proposed single-family dwelling with attached rear garage and living space above will be compatible with the existing improvements in the area and that the variations, if granted, will not alter the

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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 2-story single-family dwelling with attached rear garage and living space above, whose east side yard will range from zero to 3 feet and whose west side yard will range from zero to 1.17 feet instead of side yards of 2.4 feet each and whose rear yard will be 2 feet instead of 30 feet, on premises at 1835 W. Wabansia Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Enterprise Development Company
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 95-92-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 3300 N. Kenmore 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, Enterprise Development Company, owner, on March 26, 1992, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of five three story townhouses whose rear yard will 20 feet instead of 30 feet, whose north side yard will be 0 feet instead of 7.5 feet and whose south side yard will be 0 feet instead of 4.5 feet, on premises located at 3300 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 26, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-5, §7.9-5."

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

WHEREAS, the property is currently located in an R4 General Residence District, however the Chicago City Council Committee on Zoning approved a proposed ordinance rezoning the property to an R5 General Residence District, which ordinance was deferred and ordered published by the Chicago City Council on April 29, 1992 and scheduled to be final passed by the Chicago City Council on May 20, 1992; and

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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 an unimproved lot of 65 feet x 75 feet; that the applicant proposes to erect a five unit townhouse building; that the use of the property in question would not be economically feasible and the property 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 building cannot be constructed on the site due to the size of the lot and the nature of the proposal; that the plight of the owner is due to unique circumstances in that the property is much smaller in depth than the standard city lot and could not be developed at all without the variations requested; that the variations, if granted, will not alter the essential character of the locality in that the proposed construction is in an area that is residential in character and many other buildings are constructed without setbacks and the proposed building will be compatible with existing residential improvements in the block; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make variations in the application of the district regulations for the zoning ordinance and that variations be and are hereby granted to permit the erection of five three story townhouses whose rear yard will 20 feet instead of 30 feet, whose north side yard will be 0 feet instead of 7.5 feet and whose south side yard will be 0 feet instead of 4.5 feet, on premises located at 3300 N. Kenmore 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: Three Q's Import Car Parts
APPEARANCES FOR: Morton C. Kaplan
APPEARANCES AGAINST:

CAL. NO. 96-92-S
MAP NO. 32-C, 32-D
MINUTES OF MEETING
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PREMISES AFFECTED— 1465 E. 130th Street
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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Three Q's Import Car Parts, for South Chicago Savings Bank, Tr. #11-2476, owner, on March 6, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing junk yard (auto salvage) on a total site area of 7.8 acres, in an M3-3 Heavy Manufacturing District, on premises at 1465 E. 130th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 6, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

WHEREAS, the district maps show that the premises is located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M3-3 Heavy Manufacturing District; that the subject site is composed of 2 parcels of acreage totaling 7.8 acres, bisected by an unimproved dirt road and is improved with an existing operating auto salvage junk yard, with a 1-story office building and another office/warehouse building; that the applicant business has been at the site since 1984 operating under a general business license; that the business operation consists of the dismantling of foreign autos for reusable parts; that the operation employs 17 persons and has 24 hour daily security; that the said use is necessary for the public convenience at this location in that the applicant business is the only auto junk yard in the city that specializes in the resale of usable foreign auto parts; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said use which will be operated in compliance with the regulations of city and state environmental protection agencies and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the said use is isolated from any other nearby business or residential improvements and that the use will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 96-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the legalization of an existing junk yard (auto salvage) on a total site area of 7.8 acres, on premises at 1465 E. 130th Street, upon condition that a minimum of ten 2½" caliper trees shall be planted on the northwest boundaries of the two sites to help screen the property from the view of motorists exiting the Calumet Expressway; that the use shall be conducted at all times in compliance with the regulations of city and state environmental protection agencies; that the use shall at all times be operated in compliance with the performance standards established in Article 10 of the zoning ordinance; 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: Michael Morrissey
APPEARANCES FOR: Sidney Mathias, Michael Morrissey
APPEARANCES AGAINST: Gregory Kamejka
PREMISES AFFECTED— 1970 N. Orchard Street
SUBJECT— Application for the approval of a special use.

CAL. NO. 97-92-S
MAP NO. 5-F
MINUTES OF MEETING
 May 15, 1992

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

THE RESOLUTION:

WHEREAS, Michael Morrissey, for Marquette national Bank, Tr. #11519, owner, on March 20, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the first floor of a proposed 4-story 4-dwelling unit building, in a B2-3 Restricted Retail District, on premises at 1970 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-2, §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-3 Restricted Retail District; that the subject site is a 25' x 123.3' lot which directly abuts an R4 General Residence District to the south and is improved with a newly constructed 4-story 3-dwelling unit building; that the applicant seeks to establish a dwelling unit on the 1st floor of the said 4-story building; that in October, 1991, the applicant applied for and was granted building permits for a 4-story 3-dwelling unit building with retail space on the 1st floor; that the said 4-story building was constructed and that the applicant now seeks special use approval for the establishment of a dwelling unit on the 1st floor in lieu of the previously permitted 1st floor business space; that although the applicant testified that he is acceding to the community's desire for a residential use on the 1st floor of the subject building, no evidence was presented indicating that the proposed 1st floor dwelling unit is necessary for the public convenience at the subject site; that no evidence was presented indicating that the establishment of the proposed 1st floor dwelling unit in the subject building located in the business area along W. Armitage Avenue will not cause substantial injury to the value of business properties in this neighborhood; it is therefore

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

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

APPLICANT: Michael Morrissey
 A. VARIANCES FOR: Sidney Mathias, Michael Morrissey
 APPEARANCES AGAINST: Gregory Kamejka

CAL. NO. 98-92-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 1970 N. Orchard Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation 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, Michael Morrissey, for Marquette National Bank, Tr. #11519, owner, on March 20, 1992, filed an application for a variation of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a 4-story 4-dwelling unit building, with off-street parking for 3 instead of 4 automobiles, on premises at 1970 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 1992, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-2, §11.7-4(4)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-3 Restricted Retail District; that the applicant has constructed a 4-story building at the subject site pursuant to a building permit issued in October, 1991; that the permit was for retail space on the ground floor and 3-dwelling units above with on-site parking for 3 automobiles, all in compliance with zoning regulations; that the applicant seeks to substitute the retail space on the 1st floor for an additional dwelling unit with a waiver of the parking space necessary for the additional dwelling unit; that the Board finds in this case that no evidence was presented that would indicate the applicant cannot receive a reasonable return from the premises as permitted; that no unique circumstances were presented that would indicate any particular hardship exists; that the requested waiver of one parking space would effectively create a non-conforming use at the subject site; 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 806

APPLICANT: Mark R. Ordower
APPEARANCES FOR: Mark R. Ordower
APPEARANCES AGAINST:

CAL. NO. 99-92-S
MAP NO. 9-G
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 3900 N. Fremont Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Mark R. Ordower, for Ravenswood Fellowship United Methodist Church, owner, on April 3, 1992, 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 a proposed U-shaped 3-story 21-dwelling unit townhouse building, in a B4-4 Restricted Service District, on premises at 3900 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.11(7), §8.4-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

WHEREAS, the district maps show that the premises is located in a B4-4 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 B4-4 Restricted Service District; that the subject site is an 189.25' x 122.3' reversed corner lot presently improved with a brick church building and attached school building; that the applicant proposes to demolish the existing buildings and erect a proposed U-shaped 3-story 21-dwelling unit townhouse building with a central courtyard and on-site parking spaces; that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area; that the trend of development in the area is toward residential improvements; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed townhouse development which will provide adequate on-site parking spaces; that the proposed residential project, although located in a business zone, is more in character with the residential improvements located immediately north and south of the subject site and will not cause substantial injury to the value of other properties in the neighborhood; it is therefore

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

MINUTES OF MEETING
May 15, 1992
Cal. No. 99-92-S

Zoning Administrator is hereby authorized to permit the establishment of dwelling units on the 1st floor of a proposed U-shaped 3-story 21-dwelling unit townhouse building, on premises at 3900 N. Fremont 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: Mark R. Ordower
APPEARANCES FOR: Mark R. Ordower
APPEARANCES AGAINST:

CAL. NO. 100-92-Z
MAP NO. 9-G
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 3900 N. Fremont 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
Joseph J. Spingola			X
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Mark R. Ordower, for Ravenswood Fellowship United Methodist Church, owner, on April 3, 1992, filed an application for a variation of the zoning ordinance to permit, in a B4-4 Restricted Service District, the erection of a U-shaped 3-story 21-dwelling unit townhouse building, whose south front yard will be 7.33 feet instead of 14.67 feet and whose north rear yard will be 28 feet instead of 30 feet, on premises at 3900 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6, §7.8-6, §8.7-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

WHEREAS, the district maps show that the premises is located in a B4-4 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 B4-4 Restricted Service District; that the subject site is a 189.25' x 122.3' reversed corner lot improved with a church building and attached school building to be demolished for the construction of the proposed U-shaped 3-story 21-dwelling unit townhouse building; that on May 15, 1992, in Calendar No. 99-92-S, the Board approved a special use application for the establishment of dwelling units on the 1st floor of the proposed 21-dwelling unit townhouse building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed townhouse development is for a lesser number of dwelling units that might be built under current zoning and that to erect less than the proposed 21-dwelling units at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units but a demand for attached single-family townhouse units, including the proposed interior courtyard as designed, which arrangements required greater horizontal land coverage and encroachment into the required front and rear yards; that the proposed 3-story 21-dwelling unit townhouse building will be

MINUTES OF MEETING

May 15, 1992

Cal. No. 100-92-Z

compatible with the predominantly residential character of the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a U-shaped 3-story 21-dwelling unit townhouse building, whose south front yard will be 7.33 feet instead of 14.67 feet and whose north rear yard will be 28 feet instead of 30 feet, on premises at 3900 N. Fremont 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: Donald Bruce & Company

CAL. NO. 101-92-S

APPEARANCES FOR:

MAP NO. 9-I

APPEARANCES AGAINST:

MINUTES OF MEETING
May 15, 1992

PREMISES AFFECTED— 2519 W. Addison Street

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		

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

APPLICANT: Dyna-Tech Inc.
HEARINGS FOR: Bruce Roundtree
APPEARANCES AGAINST:

CAL. NO. 102-92-S
MAP NO. 12-E
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 5040 S. Dr. Martin Luther King, Jr. Drive
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Dyna-Tech Inc., for PRM Enterprises/Zanzibar Hotels, Inc., owner, on March 21, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 4-story brick hotel building, in a B4-3 Restricted Service District, on premises at 5040 S. Dr. Martin Luther King, Jr. Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; 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 improved with a 4-story brick hotel building; that a tavern has been located on the 1st floor of the said hotel building for the past 13 years; that the tavern's liquor license expired in May, 1991 and was not renewed because the hotel premises, including the subject tavern, was being remodeled; that the proposed use is necessary for the public convenience at this location to continue to serve neighborhood patrons; 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 city ordinances governing the establishment and operation of taverns; that the re-establishment of a tavern in premises previously occupied by a tavern for the past 13 years, will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the re-establishment of a tavern in a 4-story brick hotel building, on premises at 5040 S. Dr. Martin Luther King, Jr. Drive, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 2 A.M. daily; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Laura A. Rufin
APPEARANCES FOR: Laura A. Rufin, Terry Gaewick
APPEARANCES AGAINST: Suzanne Rossiter, et al.

CAL. NO. 103-92-S
MAP NO. 7-I
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 2532 N. California Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Laura A. Rufin, owner, on April 2, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 2532 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; 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 brick store and apartment building; that the store premises was previously occupied by a tavern which was operated by the applicant's family since 1940; that the tavern business ceased operation in 1982; that in 1985 the applicant established a video rental and sales business in a small front portion of the store premises; that all tavern fixtures have been removed from the store premises; that the subject site is located within the Logan Square Landmark District; that no evidence was presented to indicate that the establishment of a tavern is necessary for the public convenience at the subject site; that although the subject site is zoned Business, the immediate surrounding neighborhood is predominantly residential in character; that no evidence was presented indicating that the establishment of a tavern at the subject site will not cause substantial injury to the value of other property in the neighborhood; and that the establishment of a tavern at the subject site is not in the public interest; it is therefore

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

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

APPLICANT: Eugene Perry

CAL. NO. 104-92-S

APPEARANCES FOR:

MAP NO. 9-0

APPEARANCES AGAINST:

MINUTES OF MEETING
May 15, 1992

PREMISES AFFECTED— 7607 W. Addison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 21, 1992.

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: New Progressive St. James M.B. Church

CAL. NO. 105-92-S

APPEARANCES FOR:

MAP NO. 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING
May 15, 1992

PREMISES AFFECTED— 4431-35 W. Madison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—)

Case continued to
July 17, 1992.

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: Allen Panek, Pres. Auto-Mania, Inc.

CAL. NO. 106-92-A

APPEARANCES FOR:

MAP NO. 9-K

APPEARANCES AGAINST:

MINUTES OF MEETING
May 15, 1992

PREMISES AFFECTED— 3914 N. Milwaukee Avenue

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

ACTION OF BOARD—

Case continued to
July 17, 1992.

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: Chin Kon Kim

CAL. NO. 107-92-A

APPEARANCES FOR: None

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING

May 15, 1992

PREMISES AFFECTED— 3918 W. Lawrence Avenue

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
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: Mike Scheid
VARANCES FOR: Robert W. Fioretti, Michael Scheid
APPEARANCES AGAINST:

CAL. NO. 108-92-A
MAP NO. 5-H
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 2120-2164 N. Elston Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal dismissed,
 with direction.

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, Mike Scheid, for Reichhold Inc., owner, on February 27, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit two previously permitted 40' x 40' business identification signs to be expanded due to their gross area exceeding the size permitted within 500 feet of an expressway and visible therefrom, in an M3-3 Heavy Manufacturing District, on premises at 2120-2164 N. Elston Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §6.7-1 A, §10.14(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992; and

WHEREAS, the district maps show that the premises is located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M3-3 Heavy Manufacturing District; that in April, 1986, two sign permits were issued for 40' x 40' business identification signs painted on the north and south wall/stack of the subject building at the subject site within 300 feet of an expressway; that similar signs had existed as far back as the 1940's; that the permitted signs identified the Polychrome Corporation's business then at the subject site; that subsequently the premises was sold to the present owner, Reichhold Chemical, Inc., who in the last few years has shut down most of their operation at the site and is now leasing space to tenants at the premises; that on October 11, 1991, the appellant made application to change the copy of the aforesaid signs to identify two new leasing tenants, namely, Chernin Shoes and Miller Brewing Company, as evidenced by two executed industrial building leases; that the appellant now withdraws his appeal to enlarge the previously permitted 40' x 40' signs and seeks only to change the copy of the existing 40' x 40' signs to reflect the two new tenants, which he believes constitute permitted business identification signs; that the Zoning Administrator notified that he will approve the change of copy of the two non-conforming 40' x 40' signs depicting the two new businesses as business identification signs upon sufficient documentation that the businesses the appellant contends are operating at the site, in fact, are doing so; and

MINUTES OF MEETING
May 15, 1992
Cal. No. 108-92-A

WHEREAS, the Board finds that the appellant has a right to utilize the subject existing two non-conforming 40' x 40' wall signs for business identification signs, as defined in the zoning ordinance and as allowed under §6.7-1, upon sufficient evidence to the Zoning Administrator that the proposed signs identify businesses that are actually being conducted at the site; that although the appellant submitted industrial building leases indicating the aforesaid lessees as tenants, they are not proof that the businesses purported in the leases are actually being conducted at the site; that the appellant need only provide the Zoning Administrator with the documentation he claims necessary to determine compliance with the sign codes; that such determinations are inherent in the duties of the Zoning Administrator in his day-to-day enforcement of the zoning ordinance; that the issue in this case is that of procedure rather than substance, and that no appealable zoning issue exists; it is therefore

RESOLVED, that the appeal is hereby dismissed, with direction that the appellant provide the documentation the Zoning Administrator deems necessary in order to approve the subject sign permits.

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

APPLICANT: White Way Sign & Maintenance Co.
APPEARANCES FOR: Peter A. Tomaselli
APPEARANCES AGAINST:

CAL. NO. 109-92-A
MAP NO. 15-P
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 8303 W. Higgins Road

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, White Way Sign & Maintenance Co., for LaSalle Bank, owner, on April 6, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit two existing "TALMAN HOME" business identification signs to be expanded to read "LASALLE TALMAN BANK" due to their gross area exceeding the size permitted within 80 feet of an expressway and visible therefrom, in a B5-1 General Service District, on premises at 8303 W. Higgins Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.9(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-1 General Service District; that the subject site is improved with a 6-story bank building with drive-thru facility, located at W. Higgins Road and the exit ramp from the Kennedy Expressway's west-bound lanes; that the bank building on the subject site has 2 existing business identification signs stating "TALMAN HOME" erected across the top of the building and which are visible from the expressway; that the said signs are 5'6" high by 83' 9" wide with 4'6" copy and have been located at the subject site since 1975; that as a result of the recent acquisition of Talman Home by LaSalle Bank, Talman Home seeks to modify the existing business identification signs utilizing a new 4'0" type style to identify the new corporate identity title of "LASALLE TALMAN BANK"; that the dimensions of the signs will remain 5'6" by 83'9"; that the proposed new signs continue to identify the bank business use within the building; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of it's appeal; it is therefore

MINUTES OF MEETING

May 15, 1992

Cal. No. 109-92-A

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 "TALMAN HOME" lettering on two 5'6" high x 83'9" wide signs with 4'6" copy to be changed to "LASALLE TALMAN BANK" utilizing a new 4' high type style, as existing business identification signs within 80 feet of an expressway and visible therefrom, on premises at 8303 W. Higgins Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: New Moms, Inc.

CAL NO. 110-92-S

APPEARANCES FOR: Bridget O'Keefe

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING

May 15, 1992

PREMISES AFFECTED— 1839 N. Monticello Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, New Moms, Inc. for Dan Matis, owner, on March 25, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless mothers ages 14 thru 21 and their children in a 3-story brick residential building, in an R3 General Residence District, on premises at 1839 N. Monticello Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, 7.4-3(2), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story brick multi-dwelling unit building with basement; that the applicant proposes to renovate the existing 3-story building and establish a transitional shelter on the first floor and basement for homeless mothers ages 14 thru 21 and their children; that the shelter will provide a maximum of 16 beds for up to a maximum 120 days; that the resident's will be provided with meals, bathing and laundry facilities, and intensive counselling services; that the proposed shelter will be staffed by professionals who will be present on site 24 hours daily; that residents must agree to abide by shelter rules which includes a 10 P.M. curfew; that loitering around the site is strictly prohibited; that alcohol, weapons and drugs are strictly prohibited; that funding to the proposed transitional shelter facility is through private, city and state sources; that the proposed use is necessary for the public convenience at this location in that there is an acute need for transitional housing in the City of Chicago for homeless mothers and their children between the ages of 14 and 21; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed transitional shelter facility which will meet all building

MINUTES OF MEETING

May 15, 1992

Cal. No. 110-92-S

code regulations and all applicable provisions of the municipal ordinances governing the establishment and operation of transitional shelter facilities; that the applicant agrees to comply with the following conditions requested by the Community Advisory Committee and which were made part of the record in this case: that the use of the building on the site will remain anonymous, ie that there will be no signs or structures identifying the the applicant or the existence of a transitional shelter at the site; that the visiting hours for the facility will be from 6:30 P.M. to 8:30 P.M., weekdays and 12:00 P.M. to 3 P.M. on weekends; that the time of the curfew will be enforced at the facility; that there will be a staff member on-site 24 hours daily; that there will be no alley parking; that loitering will be prohibited; that the back porches of the building will be secured; that the main entrance will be located in the front of the building; that the grounds will be maintained and kept clean including the area surrounding the alley and trash area; that the transitional shelter facility will primarily serve the residents of the surrounding neighborhood; that the applicant will continue to maintain a continued working relationship with the Community Advisory Committee; that the proposed use of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the prior use of the premises as a multi-dwelling unit building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter for homeless mothers ages 14 thru 21 and their children in a 3-story brick residential building,) premises at 1839 N. Monticello Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; that the shelter facility shall be limited to 16 beds; that alcohol, drugs and weapons are strictly prohibited; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED: that the following conditions requested by the Community Advisory Committee and agreed to by the applicant shall be complied with: that there shall be no signs or structures identifying the applicant or the existence of a transitional shelter at the site; that the visiting hours for the facility will be from 6:30 P.M. to 8:30 P.M., weekdays and 12:00 P.M. to 3 P.M., weekends; that the time of the curfew shall be enforced; that there shall be a staff member on-site 24 hours daily; that there shall be no alley parking; that there shall be no loitering at the site; that the back porches of the building shall be secured; that the main entrance of the building shall be located in the front of the building; that the grounds shall be maintained and kept clean including the areas surrounding the alley and trash area; that the shelter facility shall primarily serve the residents of the surrounding neighborhood; and that the applicant shall maintain a continued working relationship with the Community Advisory Committee; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a)ansitional shelter for homeless mothers ages 14 thru 21 and their children or any increase in beds of the number of clients to be served, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Donald Marion, D & R Management, Inc.

CAL. NO. 111-92-S

APPEARANCES FOR:

MAP NO. 15-J

APPEARANCES AGAINST:

MINUTES OF MEETING
May 15, 1992

PREMISES AFFECTED— 6255 N. McCormick Road

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		

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

APPLICANT: Arlington International Racecourse, Inc.,
an Illinois Corporation
APPEARANCES FOR: John J. George, et al.
APPEARANCES AGAINST:

CAL NO. 112-92-S
MAP NO. 3-G
MINUTES OF MEETING
May 15, 1992

PREMISES AFFECTED— 901 West Weed Street
SUBJECT— Application for the approval of a special use

ACTION OF BOARD—

Application approved

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Arlington International Racecourse, Inc., for Cole Taylor Bank/Main Tr. # 88-174, owner, on March 30, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an Inter-Track Wagering Facility on the 1st floor of the building in a C3-5 Commercial-Manufacturing District, on premises at 901 West Weed Street; and

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

"Application not approved. Request certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 (Chapter 194A) of the Municipal Code of Chicago, specifically §9.4-3(8)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun Times on April 27, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the applicant Arlington International Racecourse, Inc. has been issued a license by the Illinois Racing Board for the operation of an Inter-Track Wagering Facility at the subject site; that the proposed facility will occupy approximately 21,000 square feet of floor area in an

MEETINGS OF MEETING

May 15, 1992

Cal. No. 112-92-S

existing 1-story building; that the facility will be served by approximately 25 pari mutuel windows servicing bettors in both the Grandstand and Clubhouse rooms; that each seating area will be served by bar and food service facilities; that televisions will be provided throughout the facility for viewing races and other sporting events; that the hours of wagering will be between 7:00 A.M. and 12 Midnight; that the proposed facility will be open seven days a week and employ approximately 150 persons; that the facility will have a capacity of approximately 900 persons; that the applicant will pay one per cent of the pari mutuel handle (money wagered by the patrons) to the City of Chicago and one per cent of the handle to Cook County; that the proposed facility will provide needed jobs and revenue to the City as well as providing an additional entertainment source to its citizens and tourists and, as such, is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility in that security personnel and television security monitors will be provided throughout the premises and that adequate off-street parking is available in parking facilities within 1,000 feet of the subject site; and that the proposed use as an entertainment facility, to be established at a cost in excess of two million dollars and operated under the conditions hereinafter set forth, will be compatible with the existing and developing commercial-manufacturing uses 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 is approved and the Zoning Administrator is authorized to permit the establishment of an Inter-Track Wagering Facility on the 1st Floor of the subject building, on premises at 901 West Weed Street, upon condition that the hours of wagering shall be limited to the hours between 7:00 A.M. and 12 Midnight daily; that security personnel and television security monitors shall be provided throughout the facility; that the floor area ratio shall not exceed 2.2; 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: C.S. Productions/The Prop House
APPEARANCES FOR: Richard Wolfe, Carey Weiman
APPEARANCES AGAINST: Mike Holzer, et al.

CAL. NO. 19-92-A
MAP NO. 5-G
MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED-- 1675 N. Elston 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, C.S. Productions/The Prop House, for Carey S. Weiman, owner, on November 26, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a Public Place of Amusement License for an arcade in an existing tavern in a 1-story brick building, in Planned Manufacturing District No. 2 (Subdistrict 1), on premises at 1675 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 25, 1991; reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §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 May 15, 1992; and

WHEREAS, the district maps indicate that the proposed use is to be located in Planned Manufacturing District No. 2 (Subdistrict 1); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in Planned Manufacturing District No. 2 (Subdistrict 1) (hereafter known as PMD No. 2); that the subject site is a 130' x 140' lot improved with a 1 and 2-story commercial building occupied by an existing tavern known as The Prop House; that the appellant has owned and operated the existing tavern since August, 1988; that automatic amusement machines have been located on the premises since that time; that the appellant testified that the game machines on the premises are his personal collection of antique game machines which makes available to tavern customers and for private parties at the site; that the area was designated PMD No. 2 by the City Council on December 5, 1990; that the appellant applied for a Public Place of Amusement License in December, 1992; that the Municipal Code of the City of Chicago (Section 4-16-230) provides that a Public Place of Amusement License is needed "for the installation or use of 6 or more automatic amusement device machines at any place", and that Section 4-16-150 of the Code defines automatic amusement device as "any machine upon which the insertion of a coin, slug, token or similar object may be operated by the public generally for use as a game, entertainment or amusement..."; that the appellant/owner, testified that no coin, slug, etc. is used for the operation of any game machine located at the subject site prior to the enactment of the PMD No. 2 ordinance on

MINUTES OF MEETING

May 15, 1992

Cal. No. 19-92-A

December 5, 1990; that the game machines continue to be offered to tavern patrons and private parties at no charge; that the game machines, which were located at the subject site premises prior to the passage of PMD No. 2, do not qualify as "automatic amusement devices" as defined in the Municipal Code of the City of Chicago and are therefore legal and the use of which was legal prior to the passage of the PMD. No.2 ordinance; that the existing game machines are subordinate and accessory to the principal tavern operation at the subject site; 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 approve a Public Place of Amusement License for an arcade in an existing tavern in a 1-story brick building, in Planned Manufacturing District #2 (Subdistrict 1), on premises at 1675 N. Elston Avenue, upon condition that the aforesaid automatic game machines and the use thereof shall be continued as subordinate and accessory to the principal tavern operation at the site; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: 400 N. Racine Partnership
 A. VARIANCES FOR: John Cullerton
 APPEARANCES AGAINST: Robert L. Ryken

CAL. NO. 34-92-S
 MAP NO. 1-G
 MINUTES OF MEETING
 May 15, 1992

PREMISES AFFECTED— 400 N. Racine 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, 400 N. Racine Partnership, owner, on January 3, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a 2-story brick building, in a B4-5 Restricted Service District, on premises at 400 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4, §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 15, 1992 after due notice thereof by publication in the Chicago Sun-Times on January 24, 1992; and

WHEREAS, the district maps show that the premises is located in a B4-5 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 B4-5 Restricted Service District; that on October 4, 1989 the City Council rezoned the subject site from M2-4 General Manufacturing to C3-5 Commercial-Manufacturing and on February 6, 1991 rezoned the subject site from C3-5 to B4-5 Restricted Service; that the subject site is improved with a 2-story masonry building with a drive-through entrance on N. Racine Avenue to an interior courtyard parking area; that on February 15, 1991, the Board denied a special use application filed by the applicant for the approval of the location and the establishment of dwelling units on the ground floor of the 2-story masonry building on the subject site, in Calendar No. 21-91-S, finding that no evidence was presented to indicate that the establishment of dwelling units on the ground floor was necessary for the public convenience at the subject site location; that said dwelling units on the ground floor of the subject building would create the potential for nuisance complaints by the dwellers against the existing manufacturing uses in the area and would inhibit future manufacturing development permitted in the surrounding Manufacturing District; and that the said dwelling units would be deleterious to the value of other property in the neighborhood in which it is located; that pursuant to Article II of the Rules and Regulations of the Zoning Board of Appeals, the applicant filed a new special use application

MINUTES OF MEETING

May 15, 1992

Cal. No. 34-92-S

on January 3, 1992, seeking the approval of the establishment of dwelling units on the ground floor of the 2-story building on the subject site; that based on new evidence presented, the Board finds in this case that there is little demand for commercial use of the ground floor space in the subject building and that therefore the proposed use is necessary for the public convenience at this location; that the first floor dwelling units face inward toward the courtyard area; that the applicant testified that it has received no complaints from residents of the building against existing manufacturing uses in the area and that with adequate off-street parking provided within the interior courtyard area on site, the public health, safety and welfare will be protected; that the applicant also testified that a new industrial building has been constructed in this neighborhood since the time when this special use application was filed with the Board; that railroad tracks located directly north of the subject site and vacated railroad tracks located south of the site effectively separates the subject residential development from manufacturing improvements in the area; that the proposed use is compatible with the existing residential development abutting the subject site to the west and that the establishment of dwelling units on the ground floor of the subject site 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 dwelling units on the ground floor of a 2-story brick building, on premises at 400 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Outreach Missionary Baptist Church
APPEARANCES FOR:
APPEARANCES AGAINST:
PREMISES AFFECTED— 1143-45 E. 95th Street
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 51-92-S
MAP NO. 24-D
MINUTES OF MEETING
May 15, 1992

Case continued to
July 17, 1992.

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: Outreach Missionary Baptist Church

CAL. NO. 52-92-S

APPEARANCES FOR:

MAP NO. 24-D

APPEARANCES AGAINST:

MINUTES OF MEETING

May 15, 1992

PREMISES AFFECTED— 1207 E. 95th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
July 17, 1992.

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: Gannett Outdoor of Chicago

CAL. NO. 56-92-S

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

May 15, 1992

PREMISES AFFECTED— 3200 N. Lincoln Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 17, 1992.

THE VOTE

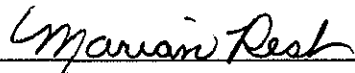
Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	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
May 15, 1992

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 19, 1992.



Secretary