

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday November 18, 1988

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

The following were present and constituted a quorum:

Lawrence E. Kennon
Chairman

James E. Caldwell
Roula Alakiotou

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Chairman Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on October 21, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Alakioutou. Nays- None. Absent- Howlett.

* * * * *

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: Patrick and Elizabeth Flynn
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 242-88-Z
MAP NO. 19-0
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED-- 7218 N. Oriole Avenue

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

ACTION OF BOARD--

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

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

APPLICANT: Richard L. and Mary Ellen A. Larmay
APPEARANCES FOR: James P. Gallagher
APPEARANCES AGAINST: Wayne & Joan Milewsky

CAL. NO. 243-88-Z
MAP NO. 15-N
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 5805 N. Navarre Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett			x
James E. Caldwell	x		

THE RESOLUTION:

WHEREAS, Richard L. and Mary Ellen A. Larmay, owners, on September 30, 1988, 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 24' x 35.65' addition to a one-story brick single-family residence and a two-story 24' x 12.82' addition to the rear thereof, whose north-west side yard will be 3.17 feet and whose southeast side yard will be 2.5 feet instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.53 instead of 0.50, on premises at 5805 N. Navarre Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 24, 1988 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), §11.7-4(1)(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a single-family residence with a partially finished 2nd story 24 feet by 35.65 feet addition and a partially finished two-story 24 feet by 12.82 feet addition to the rear thereof; 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 additions are necessary to correct serious major structural problems in the building and to provide additional living space for the applicants' family; that the plight of the owners is due to the erection of said additions without first obtaining necessary City of Chicago building permits; that the applicants now seek to legalize said additions; that the variations, if granted, will not alter the essential character of the locality in that the existing single-family residence with additions and the resulting increase in floor area ratio is similar to other residential improvements in the immediate neighborhood and that the additions follow the existing side wall building lines and will not impair an adequate supply of light and air to adjoining properties; it is therefore

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Cal. No. 243-88-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 24 feet by 35.65 feet addition to a one-story brick single-family residence and a two-story 24 feet by 12.82 feet addition to the rear thereof, whose northwest side yard will be 3.17 feet and whose southeast side yard will be 2.5 feet instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.53 instead of 0.50, on premises at 5805 N. Navarre Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that although the evidence overwhelmingly supported the applicant's request and the Board's decision, the Board is nonetheless displeased with deciding an application for a variation requested after the fact.

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

APPLICANT: Montauk Investment Corp.
APPEARANCES FOR: Kevin J. Rielley
APPEARANCES AGAINST:

CAL. NO. 244-88-Z
MAP NO. 7-H
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 1701-11 W. Terra Cotta Place
SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Montauk Investment Corp., for Midtown Bank and Trust Co. of Chicago, Tr. #1453, owner, on October 24, 1988, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the conversion of a two-story brick manufacturing-type building to six-dwelling units with the erection of two garage structures whose side yards will be 3 feet instead of 12 feet each, on premises at 1701-11 W. Terra Cotta Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 20, 1988 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, §7.7-3, §7.8-3, §11.7A-3(1)(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are 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 on September 22, 1988, the City Council rezoned the subject site from M1-2 to R3 General Residence expressly for the proposed residential development; that the subject site is a corner lot bordered by W. Terra Cotta Place and W. Altgeld Street and is improved at the rear with an old two-story brick former manufacturing building which is in the process of being converted to the proposed six-dwelling unit building; that the applicant proposes to also erect 3 and 4-car garages partially located in the required side yards of the subject site; that an Exception was granted by the Office of the Zoning Administrator to allow the conversion of the existing building to the proposed six-dwelling units and the erection of a roofed-over entry way partially located in the required front yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to provide parking structures for the tenants of the six-dwelling unit building; that the plight of the owner is due to the location of the existing building in the rear portion of the subject site and the applicant's desire to provide enclosed on-site parking facilities; that the proposed variation will not adversely affect an adequate

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supply of light and air to adjoining property; and that the variations, if granted, will be compatible with the existing mixed residential and manufacturing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred 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 conversion of a two-story brick manufacturing-type building to six-dwelling units with the erection of garage structures whose side yards will be 3 feet instead of 12 feet each, on premises at 1701-11 W. Terra Cotta Place, 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: Fortunee Massuda
 APPEARANCES FOR: Peter J. Troy
 APPEARANCES AGAINST:

CAL. NO. 245-88-Z
 MAP NO. 3-G
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 1100 W. Chestnut Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Fortunee Massuda, owner, on September 21, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story two-dwelling unit building on an irregular-shaped lot, whose east front yard will be 5.5 feet instead of 8.8 feet and whose west rear yard will be 3 feet instead of 30 feet, on premises at 1100 W. Chestnut Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 11, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are 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 3,120 square feet irregular-shaped zoning lot abutting a railroad embankment at its north property line; 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 are necessary to build a modern livable two-dwelling unit building on the subject lot; that the plight of the owner is due to the irregular configuration of the subject zoning lot which abuts a railroad embankment at its north lot line; and that the variations, if granted, will not alter the essential character of the locality in that the proposed two-dwelling unit building will be compatible with the existing residential improvements in the block which do not comply with the front and rear yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story two-dwelling unit building on an irregular-shaped lot, whose east front yard will be

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5.5 feet instead of 8.8 feet and whose west rear yard will be 3 feet instead of 30 feet, on premises at 1100 W. Chestnut 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: John Noel Fahey
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 246-88-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 3706 N. Wilton Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, John Noel Fahey, for John Noel Fahey and Kathleen Fahey, owners, on September 23, 1988, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story 8.5' x 22.4' addition to the rear of a two-story frame single family residence, whose north side yard will be 1 foot instead of 3 feet and whose rear yard will be 7.65 feet instead of 30 feet, on premises at 3706 N. Wilton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 12, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are 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 2,106 square feet zoning lot improved with an existing two-story frame single-family residence which abuts elevated railroad tracks at its west rear lot line; that the applicant proposes to build an 8.5 feet by 22.4 feet two-story addition to the rear of the existing single-family residence; 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 two-story addition is necessary to replace an existing delapidated rear porch; that the plight of the owner is due to the configuration of the existing two-story single-family residence on this shallow zoning lot; that the proposed two-story addition will follow the existing building lines and will not affect an adequate supply of light and air to adjacent properties; and that the variations, if granted, will be compatible with the existing residential improvements in the area, most of which do not comply with the yard requirements of the zoning ordinance, and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 8.5 feet by 22.4 feet addition to the rear of a two-story frame single-family residence whose north side yard will be 1 foot instead of 3 feet and whose rear yard will be 7.65 feet instead of 30 feet, on premises at 3706 N. Wilton 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: Everlasting Baptist Church
 APPEARANCES FOR: Rev. T. Dunn
 APPEARANCES AGAINST:

CAL. NO. 247-88-Z
 MAP NO. 11-G
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED--- 8954-56 S. Vincennes Avenue
 SUBJECT--- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD---

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett			x
James E. Caldwell	x		

THE RESOLUTION:

WHEREAS, Everlasting Baptist Church, owner, on October 13, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a one-story school and accessory use addition to the north side of an existing one-story brick church building, whose front yard will range from zero to 15 feet instead of 17 feet, whose north side yard will be 5 feet instead of 15 feet, whose rear yard will be 20 feet instead of 30 feet, and whose total floor area ratio will be 0.798 instead of 0.50, on premises at 8954-56 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2, §7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a one-story brick church building at 8956 S. Vincennes and a vacant lot at 8954 S. Vincennes; 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 erect an addition of the size necessary to provide a day school and area for the proper functioning of the church; that the plight of the owner is due to the irregularity of the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front, side and rear yard setbacks will be sufficient so as not to impair an adequate supply of light and air to adjoining property; 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

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one-story school and accessory use addition to the north side of an existing one-story brick church building, whose front yard will range from zero to 15 feet instead of 17 feet, whose north side yard will be 5 feet instead of 15 feet, whose rear yard will be 20 feet instead of 30 feet and whose total floor area will be 0.798 instead of 0.50, on premises at 8954-56 S. Vincennes 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: Kendall J. Fleming, City Architect
 PERMITANCES FOR: James Seidelmann
 APPEARANCES AGAINST:

CAL. NO. 248-88-S
 MAP NO. 28-E
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 11501-59 S. Indiana Avenue and 11500-56 S. Indiana Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Kendall J. Fleming, City Architect, for City of Chicago, owner, on October 7, 1988, filed an application for a special use under the zoning ordinance for the approval of off-site accessory parking lots on both sides of the street right-of-way, in B4-1 Restricted Service and R3 General Residence Districts, on premises at 11501-59 S. Indiana Avenue and 11500-56 S. Indiana Avenue, to satisfy the parking requirements for a medical center at 200 E. 115th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 29, 1988 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4, §8.11-1, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are located partly in a B4-1 Restricted Service District and partly in an R3 General Residence District;

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located partly in a B4-1 Restricted Service District and partly in an R3 General Residence District; that the subject site is composed of two paved parking areas in the street right-of-way on both sides of S. Indiana Avenue; that the east parking area measures 173 feet by 19 feet and contains 18 parking spaces and that the west parking area measures 225 feet by 19 feet and contains 25 parking spaces; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirements for the Roseland Comprehensive Neighborhood Health Center located at 200 E. 115th Street; that the parking areas have been installed in the street right-of-way under a recent City of Chicago Department of Public Works, Bureau of Streets construction project; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lots to be improved and operated under the conditions hereinafter set forth; and that the proposed use will reduce parking congestion in the streets and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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Cal. No. 248-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve off-site accessory parking lots on both sides of the street right-of-way, on premises at 11501-19 S. Indiana Avenue and 11500-56 S. Indiana Avenue, to satisfy the parking requirements for a medical center at 200 E. 115th Street, upon condition that the parking lots shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lots at any time; that each parking space shall be designated by striping; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: John W. McGee and Elizabeth McSwiney
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 249-88-S

MAP NO. 9-0

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PREMISES AFFECTED-- 7551 W. Addison Street

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

ACTION OF BOARD--

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: LaSalle Telecommunications, Inc.
 APPEARANCES FOR: Andres Majeske
 APPEARANCES AGAINST:

CAL. NO. 250-88-S
 MAP NO. 14-H
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 5636-70 S. Claremont Avenue and 2336-50 W. 57th Street
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, LaSalle Telecommunications, Inc., for Josef Strauss, owner, on October 5, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-1 Restricted Manufacturing District, on premises at 5636-70 S. Claremont Avenue and 2336-50 W. 57th Street, to serve a warehouse and office building located at 5711 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4-1, §10.16-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that the parking lot at the subject site is fully improved and has been used by the applicant company since 1985 as an off-site accessory parking lot; that the applicant now seeks to legalize the use of the site as an accessory parking lot; that the said parking lot is necessary for the public convenience at this location to provide additional parking facilities for the employees of the applicant company located at 5711 S. Western Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot is compatible with the existing manufacturing and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to certify an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5636-70 S. Claremont Avenue and 2336-50

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W. 57th Street, to serve a warehouse and office building located at 5711 S. Western Avenue, upon condition that the parking lot shall be used solely for the parking of private passenger automobiles belonging to the employees of the applicant company and that no commercial vehicles shall be parked upon said lot at any time; that the existing lot surfacing, fencing, lighting, drainage and driveway shall be maintained; that ingress and egress shall be from W. 57th Street; that there shall be no ingress nor egress via the alley abutting the site; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 606

APPLICANT: LaSalle Telecommunications, Inc.
 APPEARANCES FOR: Andrew Majeske
 APPEARANCES AGAINST:

CAL. NO. 251-88-S
 MAP NO. 14-H
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 5663-71 S. Claremont Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, LaSalle Telecommunications, Inc., for Ideal Tool Company, owner, on September 29, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-1 Restricted Manufacturing District, on premises at 5663-71 S. Claremont Avenue, to serve a warehouse and office building at 5711 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1988 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4-1, §10.16-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proposed parking lot is necessary for the public convenience at this location to provide additional employee parking spaces for the applicant company located at 5711 S. Western Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing commercial and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5663-71 S. Claremont Avenue, to serve a warehouse and office building at 5711 S. Western Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for

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the parking of private passenger automobiles belonging to the employees of the applicant company and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, excepting the driveway, with 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, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided; that the lot shall be securely locked at all times when not in use by the applicant company; that ingress and egress shall be from W. 57th Street; that the driveway shall be constructed in accordance with all applicable ordinances; that there shall be no ingress nor egress via the public alley abutting the site; that the lot shall be securely locked at all times when not in use by the applicant company; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: John Cooper, Englewood Auto Parts
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 252-88-S
MAP NO. 14-F
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 612-24 W. 59th Street and 5833-59 S. Lowe Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Robbins Auto Salvage, Inc.
 APPEARANCES FOR: Arthur Berlin
 APPEARANCES AGAINST:

CAL. NO. 253-88-S
 MAP NO. 14-H
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 5833-45 S. Seeley Avenue and 5834-44 S. Damen Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Robbins Auto Salvage, Inc., for Cole Taylor Bank Drivers Trust #804-5, owner, on October 4, 1988, 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 used auto parts business, in an M2-2 General Manufacturing District, on premises at 5833-45 S. Seeley Avenue and 5834-44 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are 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 a 39,634 square feet parcel of land improved with a one-story commercial building; that the subject site has been previously utilized in the applicant's family scrap metal business; that the applicant proposes to dismantle used automobiles for reusable parts to be sold to local automobile body and repair shops as well as local used automobile parts dealers and to the general public; that all dismantling work is done within the subject premises; that the yard area is used for the storage of automobiles awaiting dismantling and for storage of reusable automobile parts; that traffic will ingress and egress the site via S. Seeley Avenue and S. Damen Avenue; that the proposed use is necessary for the public convenience at this location to provide a necessary service to the community; that the public health, safety and welfare will be adequately protected in the use which will be operated in compliance with the regulations of the Environmental Control Division of the Department of Consumer Services of the City of Chicago and in compliance with the performance standards established in Article 10 of the zoning ordinance; and that the proposed use is compatible with the existing manufacturing improvements in the area and will not cause substantial

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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 junk yard in conjunction with a used auto parts business, on premises at 5833-45 S. Seeley Avenue and 5834-44 S. Damen Avenue, upon condition that the lot shall be enclosed with an 8 feet high solid fence, as well as solid security gates at the established entrance and exit; that no junk vehicles, parts or other scrap shall be stored on Seeley Avenue or other City property; that the use shall be conducted in compliance with the regulations of the City of Chicago Environmental Control Division of the Department of Consumer Services; that the use shall at all times be operated in compliance with the performance standards established under 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: Robbins Auto Salvage, Inc.
 APPEARANCES FOR: Arthur Berlin
 APPEARANCES AGAINST:

CAL. NO. 254-88-S
 MAP NO. 14-H
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 2038-48 W. 59th Street and 5834-58 S. Seeley Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Robbins Auto Salvage, Inc., for Cole Taylor Bank/Drovers Trust #804-5, owner, on October 4, 1988, 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 used auto parts business, in an M2-2 General Manufacturing District, on premises at 2038-48 W. 59th Street and 5834-58 S. Seeley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are 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 a 42,340 square feet parcel of land improved with a one-story commercial building; that the subject site has been previously utilized in the applicant's family scrap metal business; that the applicant proposes to dismantle used automobiles for reusable parts to be sold to local automobile parts dealers and the general public; that all dismantling work is done within the subject premises; that the yard area is used for the storage of automobiles awaiting dismantling and for storage of reusable automobile parts; that the main traffic entrance to the site will be from S. Seeley Avenue; that the proposed use is necessary for the public convenience at this location to provide a necessary service to the community; that the public health, safety and welfare will be adequately protected in the proposed use which will be operated in compliance with the regulations of the Environmental Control Division of the Department of Consumer Services of the City of Chicago and in compliance with the performance standards established in Article 10 of the zoning ordinance; and that the proposed use is compatible with the existing manufacturing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a junk yard in conjunction with a used auto parts business, on premises at 2038-48 W. 59th Street and 5834-58 S. Seeley Avenue, upon condition that the lot shall be enclosed with an 8 feet high solid fence, as well as solid security gates at the established entrances and exits; that no junk vehicles, parts or other scrap shall be stored on Seeley Avenue or other City property; that the use shall be conducted in compliance with the regulations of the City of Chicago Environmental Control Division of the Department of Consumer Services; that the use at all times shall be operated in compliance with the performance standards established under Article 10 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: St. John Church of God in Christ
 APPEARANCES FOR: A. Casale
 APPEARANCES AGAINST:

CAL. NO. 255-88-S
 MAP NO. 18-D
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 7527 S. Cottage Grove Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, St. John Church of God in Christ, owner, on October 3, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 300-seat church in a three-story brick building, in a B5-2 General Service District, on premises at 7527 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 14, 1988 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, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are located in a B5-2 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 B5-2 General Service District; that the applicant church is presently located at 7657 S. Cottage Grove Avenue; that a church is necessary at the subject site to continue to meet the needs of the church 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 church which will provide needed services in the community and which will provide adequate off-street parking on-site to be improved and operated under the conditions hereinafter set forth; and that the proposed church, to be located in a vacant former bank building, will be an improvement in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a 300-seat church in a three-story brick building, on premises at 7527 S. Cottage Grove Avenue, upon condition that the on-site parking areas abutting north and south of the subject building shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to

MINUTES OF MEETING

November 18, 1988

Cal. No. 255-88-S

a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be erected on the periphery of the parking areas, excepting the driveways; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided which is directed away from abutting residential properties; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveways shall be constructed in accordance with applicable ordinances; that the parking areas shall be securely locked at all times when not in use by the applicant church; 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: St. John Church of God in Christ
 APPEARANCES FOR: A. Casale
 APPEARANCES AGAINST:
 PREMISES AFFECTED--- 7517 S. Cottage Grove Avenue
 SUBJECT--- Application for the approval of a special use.
 ACTION OF BOARD---

CAL. NO. 256-88-S
 MAP NO. 18-D
 MINUTES OF MEETING
 November 18, 1988

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

Application approved.

THE RESOLUTION:

WHEREAS, St. John Church of God in Christ, for G. Stevens Marshman, owner, on September 28, 1988, 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 B5-2 General Service District, on premises at 7517 S. Cottage Grove Avenue, to serve a proposed 300-seat church at 7527 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 14, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

WHEREAS, the district maps show that the premises are located in a B5-2 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 B5-2 General Service District; that the applicant was granted a special use by the Board on November 18, 1988, Cal. No. 255-88-S, for the establishment of a 300-seat church at 7527 S. Cottage Grove Avenue; that the proposed off-site accessory parking lot is necessary for the public convenience at the subject site to provide additional off-street parking for the 300-seat applicant church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 7517 S. Cottage Grove Avenue, to serve a proposed 300-seat church at 7527 S. Cottage Grove Avenue, upon

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condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to the parking of private passenger automobiles belonging to the members of the church congregation and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be erected on the periphery of the lot, excepting the driveway; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided which is directed away from abutting residential properties; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; 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; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Dock's Restaurant

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 2140 E. 79th Street

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

ACTION OF BOARD--

Application withdrawn upon motion of applicant.

CAL. NO. 257-88-S

MAP NO. 18-C

MINUTES OF MEETING

November 18, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Oak Park Christian Fellowship Church
 APPEARANCES FOR: Richard C. Baker
 APPEARANCES AGAINST:

CAL. NO. 258-88-S
 MAP NO. 5-M
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 6300 W. North Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Oak Park Christian Fellowship Church, for Salerno Building Corporation, owner, on October 20, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 6300 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 12, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on October 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 47,340 square feet parcel of land located across North Avenue from the City of Oak Park, Illinois and is improved with a one-story brick building formerly occupied by the Salerno Funeral Parlor; that a church is necessary at the subject site to meet the needs of the congregation who reside in the immediate area; that the applicant church will be renamed Christ Fellowship Church; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate off-street parking; and that the proposed church is ideally suited to the subject building and that the establishment of a church at the 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 a church in a one-story brick building, on premises at 6300 W. North Avenue, upon condition that the existing parking lot surfacing, bumper guards, wheel stops, drainage, lighting and driveways shall be maintained; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Normal Candies & Drop Off Cleaning
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 259-88-A
MAP NO. 14-F
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 5517 S. Normal Boulevard

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

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

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

PETITIONER: William McCurtis
APPEARANCES FOR: William McCurtis
APPEARANCES AGAINST:

CAL. NO. 260-88-A
MAP NO. 4-J
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED--- 3656 W. Cermak Road

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

ACTION OF BOARD---

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, William McCurtis for Mrs. Merridith, owner, on October 11, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a shoe repair shop in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3656 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 non-conforming store in the two-story brick store and apartment building on the subject site has been previously occupied by business uses, the last use having been a restaurant, a B2 use; that the appellant has operated a shoe repair shop in the subject store since January 1, 1987; that the change of use to a shoe repair business, a B1 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and the Zoning Administrator is authorized to permit the establishment of a shoe repair shop in a two-story brick store and apartment building, on premises at 3656 W. Cermak Road, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Mondays through Saturdays, excepting Wednesdays; 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: Atonia L. Jenkins
HEARINGS FOR: None
APPEARANCES AGAINST:

CAL. NO. 261-88-A
MAP NO. 12-D
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED-- 4901 S. Drexel Boulevard

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

ACTION OF BOARD--

Case dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Scott R. Mitchell
 APPEARANCES FOR: Scott R. Mitchell
 APPEARANCES AGAINST:

CAL. NO. 262-88-A
 MAP NO. 6-G
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED--- 1160 W. 31st 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

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Scott R. Mitchell, for Carmen & Madelaine Pacella, owners, on September 28, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a video sales and rental store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1160 W. 31st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 19, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the two-story brick store and apartment building on the subject site was previously occupied by business uses, the last use having been an Inter-serum Exchange (blood storage for hospitals and laboratories), a B4 use, which recently ceased operation; that the change of use to a video sales and rental store, a B2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a video sales and rental store in a two-story brick store and apartment building, on premises at 1160 W. 31st Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 9 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 800

APPLICANT: Edward Weber c/o Environ, Inc.

CAL NO. 263-88-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1988

PREMISES AFFECTED— 1535-39 W. Division Street and 1184 N. Milwaukee Avenue

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

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Dolores's Ceramics

CAL. NO. 264-88-A

APPEARANCES FOR:

MAP NO. 9-M

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1988

PREMISES AFFECTED— 6108 W. Addison Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Martha Aranda
APPEARANCES FOR: Julia Aranda, Martha Aranda
APPEARANCES AGAINST:

CAL. NO. 265-88-A
MAP NO. 6-I
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED 3100 W. 25th 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

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Martha Aranda, owner, on October 4, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail clothing store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 3100 W. 25th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 non-conforming store in the building on the subject site was previously occupied by an unlicensed second-hand appliance store, a B4 use, prior to being purchased by the appellant in January of 1988; that the establishment of a store for the retail sale of new clothing, a B2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail clothing store in a three-story brick store and apartment building, on premises at 3100 W. 25th Street, upon condition that the hours of operation shall be limited to the hours between 12 Noon and 8 P.M., Mondays through Fridays and 12 Noon and 6 P.M., Saturdays and Sundays; 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: Wallace E. Hall
APPEARANCES FOR: Wallace E. Hall
APPEARANCES AGAINST:

CAL. NO. 266-88-A
MAP NO. 7-H
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 3135 N. Paulina 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 RESOLUTION:

WHEREAS, Wallace E. Hall, owner, on October 5, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as four dwelling units, in an R3 General Residence District, on premises at 3135 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 building on the subject site has been occupied as four dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellants has a right to continue the occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a two-story frame building, on premises at 3135 N. Paulina Street, as four dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Tony Wall
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL NO. 267-88-A
MAP NO. 17-I
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 2425 W. Pratt Boulevard

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Angel Andrade

CAL. NO. 268-88-A

APPEARANCES FOR:

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING

November 18, 1988

PREMISES AFFECTED— 5122 S. Winchester Avenue

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

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPLICANT: Alfonso Pedraza
 APPEARANCES FOR: Alfonso Pedraza
 APPEARANCES AGAINST:

CAL. NO. 269-88-A
 MAP NO. 4-H
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 1758 W. 19th 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

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Alfonso Pedraza, owner, on September 14, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a video rental store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1758 W. 19th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 26, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 non-conforming store in the three-story brick store and apartment building on the subject site was previously occupied by an ice cream and candy store, a B2 use, which ceased operation approximately 1 year ago; that the change of use to a video rental store, a B2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a video rental store in a three store brick store and apartment building, on premises at 1758 W. 19th Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 10 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Albert M. Gossan
APPEARANCES FOR: Albert M. Gossan
APPEARANCES AGAINST:

CAL. NO. 270-88-A
MAP NO. 1-G
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 1444 W. Erie 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

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Albert M. Gossan, owner, on September 15, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate office in a four-story brick store and apartment building, in an R4 General Residence District, on premises at 1444 W. Erie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 non-conforming store in the four-story brick store and apartment building on the subject site was previously occupied by an artist studio, a B2 use, which ceased operation in July of 1988; that the change of use to a real estate office, a B2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a real estate office in a four-story brick store and apartment building, on premises at 1444 W. Erie 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: Margaret M. Quinlan
APPEARANCES FOR: Margaret M. Quinlan
APPEARANCES AGAINST:

CAL. NO. 271-88-A
MAP NO. 5-G
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 1906 N. Halsted 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

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Margaret M. Quinlan, owner, on September 19, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of espresso and dessert items in an existing art gallery in a one-story brick store building, in an R4 General Residence District; on premises at 1906 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 16, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 in a one-story non-conforming brick building occupied by an existing art gallery; that the appellant seeks to add to the ambiance of the existing art gallery by dispensing espresso coffee and dessert items to visitors and patrons of the art gallery; that the dispensing of coffee and limited dessert items is accessory to the principal art gallery use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of espresso coffee and dessert items, as an accessory use only, in an existing art gallery in a one-story brick store building, on premises at 1906 N. Halsted 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 808

APPLICANT: The Right Place
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 272-88-A
MAP NO. 13-G
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 5205 N. Clark Street

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Guy Pantano
 APPEARANCES FOR: Guy Pantano
 APPEARANCES AGAINST: Joseph Scalise, et al.

CAL. NO. 273-88-A
 MAP NO. 6-F
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 2800 S. Lowe Avenue

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
		X
	X	

THE RESOLUTION:

WHEREAS, Guy Pantano, for Joe Maraso, owner, on September 22, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in a one and two-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 2800 S. Lowe Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 19, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988; and

WHEREAS, the district maps show that the premises are 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 appellant seeks to establish a sandwich shop, a B2 use, in the non-conforming store in the one and two-story brick and frame store and apartment building at the subject site; that the non-conforming store was previously occupied for a short period of time by an unlicensed illegal ice cream shop, a B2 use, which ceased operation approximately in April of 1988; that the last legal non-conforming use of the subject store was a beauty shop, a B1 use, which ceased operation several years ago; that under §6.4-5 and §6.4-7 of the zoning ordinance, the Board has no authority to permit the establishment of a sandwich shop at the subject site; it is therefore

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

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

APPLICANT: Branko Tupanjac

CAL. NO. 197-88-S

APPEARANCES FOR: None

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 6541-59 N. Clark Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPLICANT: H & B Cans & Damen Salvage & Recycling
APPEARANCES FOR: Theodore Karavidas
APPEARANCES AGAINST:

CAL. NO. 198-88-S
MAP NO. 13-H
MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED— 5434-52 N. Damen Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, H & B Cans and Damen Salvage & Recycling, for Colette A. Friedman, owner, on July 20, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Class II Recycling Facility including a proposed one-story 74 feet by 148 feet warehouse building, in an M1-2 Restricted Manufacturing District, on premises at 5434-52 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 20, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 30,450 square feet parcel of land improved with a one-story garage building and a shed-type building; that the applicant proposes to operate a Class II Recycling facility at the subject site, which includes demolition of the existing buildings and the construction of a one-story 74 feet by 148 feet building, which will be setback two feet from the north lot line; that the entire subject site will be enclosed by a solid wood fence not less than 8 feet in height; that the applicant proposes to accept and/or collect and process recyclable materials such as paper, glass, cans, bottles, metal, wooden pallets, cable, batteries and plastics; that the hours of operation will be limited to the hours between 7 A.M. and 5 P.M., Mondays through Fridays and between 7 A.M. and 3 P.M., Saturdays; that the facility will accept materials on Sundays from not-for-profit or eleemosynary organizations only; that no materials will remain on the premises longer than 60 days; that the facility will not accept or recycle rubber tires; that the facility will store batteries separately in a safe and non-combustible manner in metal containers located in a designated area and that said batteries will be removed once a week; that the facility will not burn or clean by the use of chemicals; that no liquid or solid hazardous toxic wastes will be permitted on the subject

MINUTES OF MEETING

November 18, 1988

Cal. No. 198-88-S

site; that the applicant will not operate any can crusher during non-business hours or on Sundays; that the proposed use is necessary for the public convenience at this location in that there is a critical need for local area facilities for recycling materials in the City of Chicago; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed recycling facility to be operated under the conditions hereinafter set forth and which will be operated in compliance with the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Environmental Protection Division of the Department of Consumer Services, and in compliance with the performance standards established in Article 10 of the zoning ordinance; and that the subject site is located in an M1-2 Restricted Manufacturing District in an area surrounded by industrial and commercial uses and that the establishment of the proposed Class II Recycling Facility 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 Class II Recycling Facility including a proposed one-story 74 feet by 148 feet warehouse building, on premises at 5434-52 N. Damen Avenue, subject to the following conditions: that the proposed building shall be setback 2 feet from the north property line and shall not contain windows in its north wall; that the entire site shall be enclosed with a solid wood fence not less than 8 feet in height, including 8 feet high solid entrance gates; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the hours of operation shall be limited to the hours between 7 A.M. and 5 P.M., Mondays through Fridays and 7 A.M. and 3 P.M., Saturdays; that the facility may accept materials on Sundays from not-for-profit or eleemosynary organizations only; that the facility shall be securely locked during all hours when not in operation; that no materials shall remain on the premises for longer than 60 days; that no vehicles, equipment or materials shall be stored outside of the fenced premises on public streets or ways; that the facility shall not accept or recycle rubber tires; that the facility shall store batteries separately in a safe and non-combustible manner in metal containers located in a designated area and that said batteries shall be removed once a week; that the facility shall not burn or clean by use of chemicals; that no liquid or solid hazardous toxic wastes shall be permitted on the subject site; that no can crusher shall be operated during non-business hours or on Sundays; that the facility shall not operate as a waste transfer station, as defined in the zoning ordinance; that nothing herein shall be construed to prevent employees of the facility from working in or around the facility during hours other than those specified herein nor prohibiting vehicles owned, leased, or contracting with the facility from entering the facility during hours other than those specified herein; that the proposed use shall be conducted in compliance with the requirements of the U.S. Environmental Protection Agency, the Illinois Environmental Protection Agency, the City of Chicago Environmental Protection Division of the Department of Consumer Services, and the performance standards established under 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: Tex's Truck & Parts, Inc., by Joseph P. Cacciatore
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 200-88-S
MAP NO. 10-H
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 2200-2300 W. 47th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: B & V Trucking, Inc.
HEARINGS FOR:
APPEARANCES AGAINST:

CAL. NO. 205-88-A
MAP NO. 20-F
MINUTES OF MEETING
November 18, 1988

PREMISES AFFECTED— 8512 S. Vincennes Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

APPLICANT: Gloria Tijerina
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Ismael Rodriguez

CAL. NO. 117-88-S
 MAP NO. 6-J
 MINUTES OF MEETING
 November 18, 1988

PREMISES AFFECTED-- 2659 S. Springfield Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved, conditionally.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Gloria Tijerina, owner, on April 22, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a two-story brick building, in an R3 General Residence District, on premises at 2659 S. Springfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

WHEREAS, the district maps show that the premises are 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 two-story brick building containing an existing tavern on the first floor and two dwelling units above; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for at least 13 years; that the City of Chicago records indicate a liquor license, No. 9787, for the subject tavern was issued to Sarah Perez, which license expired April 30, 1988; that the applicant, Gloria Tijerina, with her brother-in-law and sisters, propose to continue to operate the existing tavern under a new license; that the applicant has spent \$45,000 in rehabilitating the existing building; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

November 18, 1988

Cal. No. 117-88-S

Zoning Administrator is authorized to approve the change of licensee and continued operation of an existing tavern in a two-story brick building, on premises at 2659 S. Springfield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant Gloria Tijerina or her corporation as licensee, and that a change of licensee shall render the special use granted herein null and void; and be it further

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

RESOLVED, that the heretofore approved change of licensee and continued operation of the subject premises as a tavern shall be subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this matter until October of 1989, at which time, upon notice to the applicant and property owners, the Board will review the approval granted herein for the purpose of determining if the licensee is operating in the community in a proper manner so as to insure that the public health, safety and welfare is being protected.

MINUTES OF MEETING

November 18, 1988
Cal. Nos. 213-87-S and
214-87-Z

Mr. Bernard I. Citron presented a request for an extension of time in which to obtain necessary building permits for the erection of 1st and 3rd floor additions to a two-story sheltered care facility thereby increasing the bed capacity from 52 to 79 beds and to permit erection of said additions, whose east side yard will be 9 feet 4 inches and whose west side yard will be 9 feet instead of 10 feet each, with on-site parking for 12 instead of 15 automobiles, whose floor area will be 1.42 instead of 1.2 and with no provision for one loading berth, in an R4 General Residence District, on premises at 1612-20 W. Chase Avenue, which applications were approved by the Board on December 11, 1987.

Mr. Citron stated that the applicant, Kraus Home, has only now received its Certificate of Need from the State of Illinois and for this reason, working drawings and financing could not be prepared and arranged for before December 23, 1988 when the special use expires.

Chairman Kennon moved that the request be granted and the time extended to December 11, 1989 in which to obtain necessary permits. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING

November 18, 1988

Mr. Caldwell moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 16, 1988.

Marian Rest

Secretary