

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, July 21, 1989 at

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

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

Lawrence E. Kennon

Chairman

James E. Caldwell

Michael J. Howlett

Roula Alakiotou

Anthony J. Fornelli

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Member Caldwell moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on July 10, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: South Central Community Services, Inc.
 APPEARANCES FOR: David Leibowitz
 APPEARANCES AGAINST:

CAL. NO. 153-89-Z
 MAP NO. 20-D
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 8300 S. Ellis Avenue

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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, South Central Community Services, Inc., owner, on May 19, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1-story approximately 75' x 91' addition to the north side of a 1-story brick school building, with no east front yard instead of 15 feet, on premises at 8300 S. Ellis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1989 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, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 31,456 sq. ft. parcel of land occupied to the south by a one-story brick building which is the headquarters of the applicant, a not-for-profit corporation dedicated to providing education and rehabilitation services to educationally handicapped and emotionally disturbed children, their families and the community at large; 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 approximately 75' x 91' 1-story addition to the north side of the existing 1-story building on the subject site is necessary for additional offices, classrooms and administrative facilities to adequately serve the applicant's clients; that the plight of the owner is due to the applicant's need to align the proposed addition with the S. Ellis Avenue frontage of the existing school building; that the proposed 1-story addition will follow the front building line of the existing school structure and will be compatible with the existing improvements in the area; and that the variations, if granted, will not alter the essential character of the locality; it is therefore;

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Cal. No. 153-89-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 1-story approximately 75' x 91' addition to the north side of a 1-story brick school building, with no east front yard instead of 15 feet, on premises at 8300 S. Ellis Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Courtney B. Minor
 APPEARANCES FOR: Courtney B. Minor
 APPEARANCES AGAINST:

CAL NO. 154-89-Z
 MAP NO. 20-D
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 8654 S. Maryland Avenue

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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Courtney B. Minor, for Stephen B. Towns, owner, on May 22, 1989, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story office building, with no provision for a 15' x 20' transitional yard at the northeast corner of the lot as required when abutting an R4 General Residence District, on premises at 8654 S. Maryland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1989 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, §8.8-1(4), §11.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 15,062 sq. ft. reversed corner lot which was previously occupied by a gasoline service station; that the owner proposes to erect a 2-story office building to contain his expanding periodontic dental practice and to provide office space for other medical and dental uses; 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 variation is necessary to provide sufficient space for the applicant's growing dental practice; that the plight of the owner is due to the requirement of a 15' x 20' transitional yard at the northeast corner of the lot when abutting a residence district; that the required transitional yard at the northeast corner of the site would create a potentially hazardous blindspot for pedestrians; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

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Cal. No. 154-89-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story office building, with no provision for a 15' x 20' transitional yard at the northeast corner of the lot as required when abutting an R4 General Residence District, on premises at 8654 S. Maryland Avenue, upon condition that a 4 foot north side yard shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Gwyn & Charles Mack
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL. NO. 155-89-S
 MAP NO. 2-I
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 2500 W. Roosevelt Road
 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Gwyn & Charles Mack, owners, on June 1, 1989, filed an application for a special use under the zoning ordinance for the approval and the erection of a 6.1 meter earth station antenna for providing temporary communications and data transfer to Chicago businesses, in an M1-3 Restricted Manufacturing District, on premises at 2500 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 18, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.11, §5.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in an M1-3 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 M1-3 Restricted Manufacturing District; that the subject site is the southeast portion of industrial park acreage and is improved with a 3-story building; that the applicants propose to erect a one-story addition to the west of the building and to erect a 6.1 meter ground-mounted earth station antenna approximately 36 feet west of the new building addition; that the applicants provide temporary office facilities to businesses displaced as a result of natural or other disasters or other reasons and provide temporary emergency communications facilities to businesses whose communications systems are disrupted; that the proposed antenna is necessary for the public convenience at the subject site to facilitate communications and data transfer in connection with the aforesaid operations; that the public health, safety and welfare will be adequately protected in that the proposed antenna will be mounted on a 12 foot square 2 foot deep concrete pad which will be protected by slatted chain link fencing; and that the proposed use is located in industrial park acreage and will not cause substantial injury to the value of other properties in the neighborhood; it is therefore

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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 erection of a 6.1 meter earth station antenna for providing temporary communications and data transfer to Chicago businesses, on premises at 2500 W. Roosevelt Road, upon condition that the proposed antenna shall be enclosed with slatted chain link fencing; 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: 550 Jackson Associates
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL NO. 156-89-S
 MAP NO. 2-F
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 550 W. Jackson Boulevard
 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, 550 Jackson Associates, owner, on June 1, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of public parking (non-accessory) in the basement and sub-basement of a 4-story office building, in a C3-7 Commercial-Manufacturing District, on premises at 550 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 18, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in a C3-7 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-7 Commercial-Manufacturing District; that the subject site is improved with a 4-story office building; that the applicant proposes to provide 220 public parking spaces in the basement and sub-basement of the existing office building; that the proposed use is necessary for the public convenience at this location in that there is a need for public parking facilities in this high density area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking facilities to be operated under the conditions hereinafter set forth; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the basement and sub-basement of the existing building on the subject site were used for parking at the time the applicant purchased the building; 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 non-accessory public parking in the basement and sub-basement of a 4-story office building, on premises at 550 W. Jackson Boulevard, upon condition that ingress and egress shall be via W. Quincy Street; that the hours of operation shall be limited to the hours between 6 A.M. and 7 P.M., Monday through Friday and 6 A.M. and 2 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Michael A. Carduff
 APPEARANCES FOR: Michael A. Carduff
 APPEARANCES AGAINST:

CAL. NO. 157-89-Z
 MAP NO. 14-J
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 3820 W. 60th Place

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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Michael A. Carduff, for Michael A. Carduff and Susan R. Carduff, owners, on June 2, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a full 2nd story addition to a 1-story brick single-family residence, whose east side yard will be 3.8 feet and whose west side yard will be 6.5 feet instead of combined side yards of 12 feet, and whose total floor area ratio will be 0.62 instead of 0.50, on premises at 3820 W. 60th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1989 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); §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story brick 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 second floor addition, consisting of bedrooms and bathroom, is necessary to meet the needs of the applicant; that the plight of the owner is due to the subject building being located in the now required east and west side yards; and that the variations, if granted, will not alter the essential character of the locality in that the proposed second floor addition maintains the established east and west side yards of the existing residence on the subject site; 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

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ordinance and that a variation be and it hereby is granted to permit the erection of a full 2nd story addition to a 1-story brick single-family residence, whose east side yard will be 3.8 feet and whose west side yard will be 6.5 feet instead of combined side yards of 12 feet and whose total floor area ratio will be 0.62 instead of 0.50, on premises at 3820 W. 60th 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 808

APPLICANT: Dave Jandura
 APPEARANCES FOR: Mike Kafka
 APPEARANCES AGAINST: Vanta Janulis

CAL. NO. 158-89-Z
 MAP NO. 16-M
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 6024 W. 64th Place

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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Dave Jandura, for James Ygelsias, owner, on June 10, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24' x 42' 2nd story addition to a 1-story single-family residence, whose side yards will each be 3 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be approximately 0.58 instead of 0.50, on premises at 6024 W. 64th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1989 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), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a 1-story 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 24' x 42' second story addition is necessary to provide living accommodations for the owner's parents; that the plight of the owner is due to the subject building being located in the now required side yards; and that the variations, if granted, will not alter the essential character of the locality in that the proposed second floor addition maintains the established side yards of the existing residence on the subject site; 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 24' x 42' 2nd story addition to a 1-story single-family residence, whose side yards will each be 3 feet

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instead of combined side yards of 9 feet, and whose total floor area ratio will be approximate
0.58 instead of 0.50, on premises at 6024 W. 64th 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 808

APPLICANT: Mark Jobe
 APPEARANCES FOR: Mark Jobe
 APPEARANCES AGAINST: Lorraine T. Smuda

CAL. NO. 159-89-S
 MAP NO. 8-H
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 3364 S. Archer Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Mark Jobe, for Maurice Steimberg, owner, on June 1, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and establishment of a 300-seat church in a 1-story commercial building, in a C2-2 General Commercial District, on premises at 3364 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-2, §9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed church is to be located in a C2-2 General Commercial District; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the commercial character of S. Archer Avenue; and that the establishment of a church at the subject site would restrict the economic viability and future development of permitted uses in the district; it is therefore

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

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

APPLICANT: Mark Jobe
APPEARANCES FOR: Mark Jobe
APPEARANCES AGAINST: Lorraine T. Smuda

CAL. NO. 160-89-Z
MAP NO. 8-H
MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 3364 S. Archer Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Mark Jobe, for Maurice Steimberg, owner, on June 1, 1989, filed an application for a variation of the zoning ordinance to permit, in a C2-2 General Commercial District, the establishment of a 300-seat church in a 1-story commercial building, with on-site parking for 20 instead of 25 automobiles, on premises at 3364 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.11-1(5), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that the Board's ruling in the applicant's companion case, Calendar No. 159-89-S, denying the establishment of the proposed church at the subject site, renders the granting of the requested variation in this case inappropriate; it is therefore

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

APPLICANT: Lawrence J. Suffredin, Jr.
 APPEARANCES FOR: Lawrence J. Suffredin, Jr.
 APPEARANCES AGAINST:

CAL. NO. 161-89-S
 MAP NO. 17-G
 MINUTES OF MEETING
 July 10, 1989

PREMISES AFFECTED— 1156 W. Farwell Avenue (Rear)
 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Lawrence J. Suffredin, Jr., for American National Bank & Trust Co. of Chicago, Tr. # 104144-07, owner, on June 2, 1989, 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 R4 General Residence District, on premises at 1156 W. Farwell Avenue (Rear), to serve a restaurant located at 6935 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 1989 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 July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is the rear north 70 feet by 138 feet portion of an irregular shaped lot of which the south portion contains a 5-townhouse dwelling structure; that the proposed parking lot is necessary for the public convenience at this location to provide additional parking for patrons of a restaurant located at 6935 N. Sheridan Road; 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 subject lot has been used as a parking lot for many years and that the establishment of a parking lot to serve patrons of a restaurant located across the alley 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 1156 W. Farwell Avenue (rear), to serve a restaurant located at 6935 N. Sheridan Road, upon condition that the lot

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Cal. No. 161-89-S

shall be used solely for the parking of private passenger automobiles belonging to the patrons of the restaurant located at 6935 N. Sheridan Road; that the existing pavement, wheel stops, guard rails and separation wall shall be maintained; that ingress and egress shall be from the north/south public alley; that the parking lot shall be securely locked when not in use by the restaurant; 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 maintain the property continuously in conformance with the provisions and standards hereby established under this order.

APPLICANT: Lawrence J. Suffredin, Jr.
 APPEARANCES FOR: Lawrence J. Suffredin, Jr.
 APPEARANCES AGAINST:

CAL. NO. 162-89-Z
 MAP NO. 17-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 1156 W. Farwell Avenue (Rear)
 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Lawrence J. Suffredin, Jr., for American National Bank & Trust Co. of Chicago, Tr. #104144-07, owner, on June 2, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the use of a proposed off-site accessory parking lot beyond the hour of 10 P.M., on premises at 1156 W. Farwell Avenue (Rear); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §11.7-4(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on July 21, 1989, in Calendar No. 161-89-S, the Board approved a special use application for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at the subject site, to serve a restaurant located at 6935 N. Sheridan Road; 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 use of the lot until midnight is necessary to meet the customer parking demand; that the plight of the owner is due to the parking congestion in the neighborhood and the desire of the applicant restaurant to provide off-street parking facilities to its patrons; and that the use of the proposed off-site accessory parking lot beyond the hour of 10 P.M., as hereinafter stated, 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 use of a proposed off-site accessory parking lot, on premises at 1156 W. Farwell Avenue (Rear), until

MINUTES OF MEETING

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the hour of midnight on Thursdays, Fridays and Saturdays only; that the proposed parking lot shall not be open beyond 10 P.M. on all other days; 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: Joe Taylor

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 9407 S. Perry Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued upon motion of the Board to September 15, 1989.

CAL. NO. 163-89-S

MAP NO. 22-F

MINUTES OF MEETING

July 21, 1989

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Hans Bohdensiek, Crystal Mason, Robert & Joan Herrera
 APPEARANCES FOR: Camillo Volini
 APPEARANCES AGAINST:

CAL. NO. 164-89-Z
 MAP NO. 11-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 838-40 W. Lakeside 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Hans Bohdensiek, Crystal Mason, Robert & Joan Herrera, for Cosmopolitan National Bank, Tr. #27239, owner, on June 8, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a private passenger automobile parking lot accessory to an existing adjacent 38-unit apartment building at 826-36 W. Lakeside Place, with parking within the required 15 feet front yard, on premises at 838-40 W. Lakeside Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1989 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, §7.12(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicants propose to establish a private passenger automobile parking lot for 31 cars to serve the tenants of an adjacent 38-unit apartment building at 826-36 W. Lakeside Place; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to fully utilize the site for parking by the tenants of the 38-unit apartment building; that the plight of the owner is due to the need to use the site to its maximum advantage; and that with provision of landscaping in the small unused front areas west and east of the lot's driveway and west and east of the aisleway at the rear, the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of a private passenger automobile parking lot for 31 cars accessory to an existing adjacent 38-unit

MINUTES OF MEETING

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apartment building at 826-36 W. Lakeside Place with parking within the required 15 feet front yard, on premises at 838 -40 W. Lakeside Place, upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been complied with; that the lot shall be used solely for the parking of private passenger automobiles belonging to the tenants of the 38-unit apartment building at 826-36 W. Lakeside Place 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 four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that 6' high chain link fencing shall be provided along the east, west and north lot lines and ornamental iron fencing along the south lot line, except at the established entrance and exit; that concrete wheel stops shall be provided in each parking stall; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that landscaping shall be provided in the small areas located west and east of the lot's driveway and on the north lot line west and east of the parking aisleway; 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 parking lot continuously in conformance with the provisions and standards hereby established under this order.

APPLICANT: Dick Wasserberg/Airoom
 APPEARANCES FOR: Dick Wasserberg
 APPEARANCES AGAINST:

CAL. NO. 165-89-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED-- 1133 W. Wolfram Street

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
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Dick Wasserberg/Airoom, for Maggie Bobbit, owner, on June 9, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the attic of a 3-story (includes basement) frame 2-dwelling unit building to be expanded into a full 4th story, whose west side yard will be .88 foot instead of 2.5 feet, and which expansion will result in a 10% (378 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1133 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 7, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story, including basement, frame 2-dwelling unit building; that the owner occupies the second floor dwelling unit; that the owner proposes to expand the existing attic space into a full 4th story resulting in an increase in floor area of 378 sq. ft.; 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 meet the lifestyle needs of the owner; that the plight of the owner is due to the necessity of providing a family room; that the proposed expansion of the attic will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will be compatible with the existing improvements in the block 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

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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 attic of a 3-story (includes basement) frame 2-dwelling unit building to be expanded into a full 4th story, whose west side yard will be .88 foot instead of 2.5 feet, and which expansion will result in a 10% (378 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1133 W. Wolfram Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Noble Street, a Joint Venture
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST:

CAL. NO. 166-89-S
 MAP NO. 1-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 517-35 N. Noble 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Noble Street, a Joint Venture, for American National Bank & Trust Co. of Chicago, Tr. #104392-06, owner, on June 13, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor in the conversion of a 4 and 6-story former commercial building to 67-dwelling units, in a B1-4 Local Retail District, on premises at 517-35 N. Noble Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1989 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, §8.3-1A(1), §8.4-1(14)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in a B1-4 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-4 Local Retail District; that the subject site is a 38,961 sq. ft. lot improved with a 4 and 6-story commercial building; that the applicant proposes to convert the existing commercial building to 67 loft-style dwelling units with dwelling units on the ground floor; that the proposed use is necessary for the public convenience at this location in that there is no demand for commercial improvements in the area and a continuing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 67-dwelling unit building; and that the proposed 67-dwelling unit building with dwelling units on the ground floor will be compatible with the predominantly residential character of 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 dwelling units on the ground floor in the conversion of a 4 and 6-story former commercial building to 67-dwelling units, on premises at 517-35 N. Noble 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: Noble Street, a Joint Venture
 APPEARANCES FOR: David Grossberg
 APPEARANCES AGAINST:

CAL. NO. 167-89-Z
 MAP NO. 1-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 517-35 N. Noble Street

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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Noble Street, a Joint Venture, for American National Bank & Trust Co. of Chicago, Tr. #104392-06, owner, on June 13, 1989, filed an application for a variation of the zoning ordinance to permit, in a B1-4 Local Retail District, the proposed conversion of a 4 and 6-story former commercial building to 67-dwelling units, with on-site parking for 62 instead of 67 automobiles, with one parking space located in the required 15 feet front yard, and with provision for one instead of two loading berths, on premises at 517-35 N. Noble Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1989 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, §8.10-1(2), §8 11-2, §11.7-4(1), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in a B1-4 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-4 Local Retail District; that on July 21, 1989, in Calendar No. 166-89-S, the Board approved the establishment of dwelling units on the ground floor in the conversion of a 4 and 6-story former commercial building at the subject site to 67-dwelling units; 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 vacant portion of the subject property allows only 62 parking spaces, one of which must be located in the required front yard, and one loading berth; that the plight of the owner is due to the configuration of the existing L-shaped building on the subject lot; and that the variations, if granted, will not materially affect traffic and parking in the neighborhood or 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

MINUTES OF MEETING

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zoning ordinance and that a variation be and it hereby is granted to permit the proposed conversion of a 4 and 6-story former commercial building to 67-dwelling units, with on-site parking for 62 instead of 67 automobiles, with one parking space located in the required 15 feet front yard, and with provision for one instead of two loading berths, on premises at 517-35 N. Noble Street, upon condition that the parking area located at the rear of the 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 and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided directed away from the residential units; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; and that all applicable ordinances of the City of Chicago shall be complied.

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

APPLICANT: Oakford-Wynn & Assoc., Ltd.
 APPEARANCES FOR: Ted Wynn
 APPEARANCES AGAINST:

CAL. NO. 168-89-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 3405 N. Seminary Avenue
 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Oakford-Wynn & Assoc., Ltd., owner, on June 13, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the subdivision of a 60' x 125' improved zoning lot into two lots of which the proposed 34.5' x 125' south lot improved with a 2½-story brick 3-dwelling unit building will have a north side yard of 0.49 feet instead of 3.45 feet, on premises at 3405 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4(1), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R4 General Residence District; that the subject site is a 60' x 125' zoning lot; that the applicant seeks to subdivide the lot into two lots of which the proposed 34.5' x 125' south lot improved with a 2½-story brick 3-dwelling unit building will have a north side yard of 0.49 feet instead of 3.45 feet; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the applicant has contracted to sell the subdivided lot to a developer who needs the additional north side footage to erect a 3-dwelling unit structure on the site; that the plight of the owner is due to the elevated railroad tracks abutting the subdivided lot to the north which necessitates the requested reduction in the north side yard; and that the variation, if granted, will not alter the essential character of the locality in that the subdivided lots will be compatible with the existing improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

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ordinance and that a variation be and it hereby is granted to permit the subdivision of a 60' x 125' improved zoning lot into 2 lots of which the proposed 34.5' x 125' south lot improved with a 2½-story brick 3-dwelling unit building will have a north side yard of 0.49 feet instead of 3.45 feet, on premises at 3405 N. Seminary Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John & May Knight
 APPEARANCES FOR: Gary Wigoda
 APPEARANCES AGAINST:

CAL. NO. 169-89-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 2733 N. Marshfield 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
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, John & May Knight, owners, on June 15, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the top floor of an existing 2½-story brick proposed single-family residence to be expanded into a full 3rd story and a 1-story 16' x 18' rear addition, whose front yard will be 10 feet instead of 20 feet, whose north side yard will be 0.22 ft. and whose south side yard will be 3.65 feet instead of 7 feet each, and which expansion will result in an 11.4% (252 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2733 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 30, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.7-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2½-story brick two-dwelling unit building; that the applicants propose to renovate the existing two-dwelling unit building into a single-family residence by expanding the attic into a full 3rd story, remove an existing 2-story enclosed porch, and add a new one-story 16' x 18' addition to the rear; that the proposed attic expansion and 1st floor addition will result in a 252 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to meet the lifestyle requirements of the applicants; that the plight of the owners is due to unique circumstances in that the conversion of the subject building to a single-family residence would not be practical or economical without the variations requested; and that the variations, if granted, will be compatible with the existing

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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 top floor of an existing 2½-story brick proposed single-family residence to be expanded into a full 3rd story and a 1-story 16' x 18' rear addition, whose front yard will be 10 feet instead of 20 feet, whose north side yard will be 0.22' and whose south side yard will be 3.65' instead of 7 feet each, and which expansion will result in an 11.4% (252 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2733 N. Marshfield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Robert & Sandra Collins
 APPEARANCES FOR: Duane C. Thompson
 APPEARANCES AGAINST:

CAL. NO. 170-89-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 2221 W. Roscoe Street

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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Robert & Sandra Collins, for Devon Bank, Tr. #55330, owner, on June 15, 1989, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the dormering of the roofs of the front 3-story frame 2-dwelling unit building and the rear 2-story frame single-family residence, which front building encroaches into the required front and west side yards and which rear building is located entirely within the required rear yards, on premises at 2221 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a pre-existing non-conforming 3-story frame 2-dwelling unit building on the front of the lot and a non-conforming 2-story single-family residence on the rear of the lot; that the applicants are seeking to duplex, by dormering the roofs, the existing 2-dwelling unit building on the front of the lot and the rear 2-story single-family residence in order to provide additional living space; 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 dormered roofs are necessary to provide additional living area for each duplexed dwelling unit; that the plight of the owners is due to the residential structures being pre-existing non-conforming uses; that the dormering of the roofs of the structures will not impair an adequate supply of light and air to abutting properties; that the dormering of each of the roofs of the subject buildings will not change the over-all heights of the structures and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

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Cal. No. 170-89-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 dormering of the roofs of the front 3-story frame 2-dwelling unit building and the rear 2-story frame single-family residence, which front building encroaches into the required front and west side yards and which rear building is located entirely within the required rear yard, on premises at 2221 W. Roscoe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Vincent T. McClain
 APPEARANCES FOR: Vincent T. McClain
 APPEARANCES AGAINST:

CAL NO. 171-89-Z
 MAP NO. 26-H
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 10512 S. Leavitt 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
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		
x		

THE RESOLUTION:

WHEREAS, Vincent T. McClain, for Vincent T. and Elizabeth McClain, owners, on June 15, 1989, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a 1-story addition to the rear of and an attached garage to the south side of a 1-story frame single-family residence situated on the rear of the lot, which addition will be located in the required rear yard, on premises at 10512 S. Leavitt Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

WHEREAS, the district maps show that the premises is located in an R1 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 R1 Single-Family Residence District; that the subject site is improved with an approximately 115-year old 1-story frame single family residence situated on the rear of the lot; that the applicant proposes to erect a 1-story addition to the rear of the existing structure to contain a new kitchen area and to erect a new attached garage on the south side of the existing single-family residence to replace the existing garage which is structurally fatigued due to age; 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 variations are necessary to meet the lifestyle needs of the applicant; that the plight of the owners is due to the existing single-family residence being located in the required rear yard; that the proposed 1-story addition and garage located at the rear of the lot will not impair an adequate supply of light and air to adjacent properties and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story addition to the rear of and an attached garage to the south side of a 1-story frame single-family residence situated on the rear of the lot, which addition will be located in the required rear yard, on premises at 10512 S. Leavitt Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Mitchell Celarek
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 172-89-S
 MAP NO. 3-K
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 814-22 N. Pulaski Road
 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Mitchell Celarek, for Marquette National Bank, Tr. #5442 & United Spring and Manufacturing Co, owners, on June 14, 1989, 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 C1-1 Restricted Commercial District, on premises at 814-22 N. Pulaski Road, to satisfy the parking requirements for a proposed warehouse addition to a manufacturing plant located at 830 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-1, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the applicant business, United Spring & Manufacturing Co., proposes to construct a warehouse addition to its manufacturing plant located at 830 N. Pulaski Road; that said warehouse addition will be located on the currently existing parking lot; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the parking requirements for the proposed warehouse addition to the existing manufacturing plant located at 830 N. Pulaski Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the 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

MINUTES OF MEETING

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Cal. No. 172-89-S

lot for the parking of private passenger automobiles, on premises at 814-22 N. Pulaski Road, to satisfy the parking requirements for a proposed warehouse addition to a manufacturing plant located at 830 N. Pulaski Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to employees of the applicant company 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 the lot shall be completely enclosed, excepting the driveway, with a 6-foot high chain link fence; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from N. Pulaski Road; that there shall be no ingress nor egress via the public alley abutting the site to the west; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation shall be limited to the hours between 6:30 A.M. and 5:30 P.M., Monday through Saturday; that the parking lot shall be securely locked with security gates 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 and §5.8-5 of the zoning ordinance.

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

APPLICANT: Gabino Ochoa

CAL. NO. 173-89-A

APPEARANCES FOR:

MAP NO. 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 21, 1989

PREMISES AFFECTED— 1312 W. Cullerton Street

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

ACTION OF BOARD—

Case continued to
September 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPLICANT: Peter Tarpey
 APPEARANCES FOR: Eugene Propp, Peter Tarpey
 APPEARANCES AGAINST:

CAL. NO. 174-89-A
 MAP NO. 9-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 900 W. Dakin Street & 3940 N. Fremont 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
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Peter Tarpey, owner, on May 31, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of two dwelling units in the basement of a 3-story brick 14-dwelling unit building with no provision for off-street parking, in an R6 General Residence District, on premises at 900 W. Dakin Street and 3940 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1989 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, §7.12-2(9), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989; and

WHEREAS, the district maps show that the premises is located in an R6 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 R6 General Residence District; that the 3-story 14-dwelling unit building on the subject site has contained two dwelling units in the basement since prior to the time of the passage of the August, 1953 parking ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit two dwelling units in the basement of a 3-story brick 14-dwelling unit building with no provision for off-street parking, on premises at 900 W. Dakin Street and 3940 N. Fremont Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Shahadi Abed

APPEARANCES FOR: None

APPEARANCES AGAINST:

CAL. NO. 175-89-A

MAP NO. 6-J

MINUTES OF MEETING

July 21, 1989

PREMISES AFFECTED-- 2759 S. Spaulding Avenue

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

Anthony J. Fornelli

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

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

APPLICANT: Ed Angel
 APPEARANCES FOR: Ed Angel
 APPEARANCES AGAINST: Pat Feely

CAL. NO. 176-89-A
 MAP NO. 7-I
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 3143-45 N. Albany 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
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Ed Angel, for Baqar Shah, owner, on May 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of motor vehicle repair in a 1-story brick garage building, in an R3 General Residence District, on premises at 3143-45 N. Albany Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 1989 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 July 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District in a 1-story brick garage building located at the rear of the 2 residences on the subject lot; that the subject garage building has been used by the appellant since January, 1987 for storage and repair of personal motor vehicles and 6 company-owned trucks used in conjunction with the appellant's sewer business; that the business employs approximately 12 persons; that storage and repair of motor vehicles and trucks is first permitted in a Commercial zoning district; that records of the City of Chicago indicate that the subject garage building is a private garage and that the subject site has been zoned Residential since the year 1942; that the Board finds that the evidence presented indicates that the volume of repair work is indicative of a motor vehicle repair shop and not of only occasional maintenance repair work and that under Section 7.3-3 of the zoning ordinance the board has no authority to permit the said use 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: Allen Crowder
 APPEARANCES FOR: Jean Edwards
 APPEARANCES AGAINST:

CAL NO. 177-89-A
 MAP NO. 14-F
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 5517 S. Normal Boulevard

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
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Allen Crowder, for Hays Harris, owner, on June 15, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a drop-off cleaners and candy store in a 1-story frame store building, in an R3 General Residence District, on premises at 5517 S. Normal Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1989 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 July 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District in a non-conforming 1-story frame store building on the subject site; that the appellant has operated a drop-off cleaners and candy store, a B1 use, at the subject site since January of 1985 without the proper license; 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 his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a drop-off cleaners and candy store in a 1-story frame store building, on premises at 5517 S. Normal Boulevard, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Larry Glick, d/b/a Decor
 APPEARANCES FOR: Robin C. Reisner
 APPEARANCES AGAINST:

CAL. NO. 178-89-A
 MAP NO. 9-F
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 650 W. Cornelia Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Larry Glick, d/b/a Decor, for Antonios Karnezis, owner, on June 15, 1989 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a decorative home furnishings store in a 3-story brick multi-store and apartment building, in an R5 General Residence District, on premises at 650 W. Cornelia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 14, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the appellant seeks to establish a decorative home furnishings store, a B2 use, in a store in the 3-story brick multi-store and apartment building on the subject site; that the subject store was previously occupied by a barber shop, a B1 use; that the subject building also contains a fast food restaurant and a shoe repair and luggage shop, which are B2 uses; that under §6.4-6 of the zoning ordinance the non-conforming use may be extended through the building; 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 decorative home furnishings store in a 3-story brick multi-store and apartment building, on premises at 650 W. Cornelia Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Tuesday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Hugh Haller
 APPEARANCES FOR: Ronald Rosenblum
 APPEARANCES AGAINST: James Fox, et al.

CAL. NO. 179-89-A
 MAP NO. 5-G
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 1102 W. Webster Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Hugh Haller, for North Shore Partners, owner, on June 8, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a beer garden patio at the rear of an existing tavern, in an R4 General Residence District, which is alleged is a continuous non-conforming use; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1989, states, in part, that the Office of the Zoning Administrator is "unable to recognize the use of the patio as a pre-existing non-conforming use....(and) it is further our determination that use of the patio as a beer garden will not be allowed."; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story building containing an existing tavern on the 1st floor and dwelling units on the 2nd and 3rd floors; that located outside behind the tavern in a 17½' x 18½' paved patio area; that said patio is used by the existing tavern and by residents of the building; that the patio contains four tables, each with four chairs and is lighted by two outdoor flood lights attached to the garage at the rear of the lot; that no liquor or food is served outside on the patio and there is no waitress service; that the patio is separated from the tavern by a soundproof door; that no music is played outside in the patio area nor amplified from within the tavern; that the tavern patrons must exit from the front of the tavern and cannot exit from the patio area; that the subject area was used by former tavern operators since approximately 1965 as a relaxing patio for tavern patrons; that the Board finds that the said outside area at the rear of the existing tavern is not a beer garden as traditionally defined but is a continuation of a sit-down area for the enjoyment and relaxation of tavern patrons and building tenants in what is normally described as a rear yard patio and that, in this case, no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office

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of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued use of an existing outside patio at the rear of an existing tavern, on premises at 1102 W. Webster Avenue, upon condition that no liquor shall be served outside of the tavern building to the patio; that there shall be no food or waitress service to the patio; that no music shall be played outside on the patio or backyard area nor amplified from the existing tavern; that patrons of the tavern shall not exit the existing tavern from the patio area; that the patio shall not be open after 11 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard Pinto, Jose Pinto & Steven Byers
 APPEARANCES FOR: Richard Pinto
 APPEARANCES AGAINST:

CAL. NO. 180-89-A
 MAP NO. 20-I
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED-- 8113 S. Washtenaw Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Richard Pinto, Jose Pinto & Steven Byers, for Midland Corp., owner, on June 21, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in revoking the building permit for a partially constructed 2-story single-family residence on a 4,166 sq. ft. lot due to the lot not being a lot of record, in an R2 Single-Family Residence District, on premises at 8113 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 4, 1989 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, §7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 33.33' x 125' lot containing 4,166 sq. ft. and improved with a partially constructed single-family residence, for which a building permit, #704566, was issued on November 29, 1988; that said permit was subsequently revoked on May 2, 1989, due to the subject lot not being designated as a lot of record on the plat of subdivision registered with the Ex-officio Examiner of Subdivisions of the City of Chicago (Map Department); that the subject block consists of 17 lots, 14 of which, including the subject site, are 33.33' x 125' lots containing 4,166 sq. ft. and all recorded with the Recorder of Deeds of Cook County prior to the 1957 comprehensive amendment to the zoning ordinance; that none of said lots appear in the official City Maps as original lots of record, due to the lack of a plat of re-subdivision ever being registered; that Section 7.5-2 provides that "in an R2 District, there shall be provided not less than 5,000 sq. ft. of lot area per dwelling unit, except that in cases where the predominant number of lots of record on the effective date of this comprehensive amendment, fronting on the same side of the street between the two nearest intersecting streets, have a lot area less than that prescribed by the regulations of this district, then, and in that event, the lot area requirement shall be that of existing lot areas in the area previously described, but in no event shall the lot area requirement be less than 3,750 sq. ft.;"

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that for all intent and purpose, the lots in the block are lots of record and that the subject lot meets the requirements of Section 7.5-2; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-issuance of a building permit for a partially constructed 2-story single-family residence on a 4,166 sq. ft. lot, on premises at 8113 S. Washtenaw Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jerusalem Baptist Church
 APPEARANCES FOR: George A. Behling, Jr.
 APPEARANCES AGAINST: John Wyatt

CAL. NO. 133-89-S
 MAP NO. 10-F
 MINUTES OF MEETING
 July 21, 1989

PREMISES AFFECTED— 4223-25 S. Wells Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Jerusalem Baptist Church, owner, on May 8, 1989, 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 R3 General Residence District, on premises at 4223-25 S. Wells Street, to satisfy the parking requirements for a proposed 130-seat church building at 4216 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1989, 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 July 21, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the applicant has erected a new 130-seat church building at 4216 S. Wentworth Avenue adjacent to its old church; that the old church was to be torn down to provide the 11 parking spaces required for the new church; that the applicant now proposes to retain the old church for use as a fellowship hall and to relocate the required 11 parking spaces across the alley to the west at the subject site lot; that ingress and egress to the proposed parking lot will be from S. Wells Street; that Chairman Kennon found that the public health, safety and welfare will be adequately protected in the establishment of the proposed parking lot at the subject site and will not cause substantial injury to the value of other property in the neighborhood and moved that the application for a special use be approved; member Alakiotou concurred; member Fornelli felt that the establishment of the proposed parking lot in the middle of a residential block would be out of character with the existing residential uses and would inhibit future residential development thereby not insuring adequate protection to the public health, safety and welfare and voted to deny the special use application; member Caldwell concurred; it is therefore

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RESOLVED, that the application for a special use be and it hereby is denied for lack of three affirmative votes.

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

APPLICANT: Angie Thanoukos
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 150-89-A
MAP NO. 5-M
MINUTES OF MEETING
July 21, 1989

PREMISES AFFECTED— 6149 W. Grand Avenue

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

ACTION OF BOARD—

Case continued to
September 15, 1989.

THE VOTE

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

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

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

APPLICANT: Troy Tap, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 151-89-S
MAP NO. 10-I
MINUTES OF MEETING
July 21, 1989

PREMISES AFFECTED-- 4600 S. Troy Street
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Case continued to
August 21, 1989.

THE VOTE

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

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

MINUTES OF MEETING

July 21, 1989
Cal. No. 54-88-S and
Cal. No. 55-88-Z

Ms. Sharon K. Davis, for the Chicago Transit Authority, owner, presented a request for an extension of time in which to obtain necessary building permits for the erection of an electric sub-station building and to permit the erection of said 30' x 98' building whose south side yard will be 3 feet instead of 15 feet and whose rear yard will be 5 feet instead of 30 feet, on premises at 6326 S. Loomis Street, which applications were approved by the Zoning Board of Appeals on April 15, 1988, in Calendar Nos. 54-88-S and 55-88-Z.

Ms. Davis stated that due to the unavailability of anticipated state and federal funds, the CTA was unable to begin construction at the subject site. The CTA is now ready to proceed with the project but now finds the special use and variation applications approved by the Board on April 15, 1988, have expired.

Chairman Kennon moved that the request for an extension of time in which to obtain necessary building permits be granted and the time extended to April 15, 1990. The motion prevailed by yeas and nays as follows:

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