

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, October 16, 1992
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman
Anthony J. Fornelli
LeRoy K, Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

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Member McCabe-Miele moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on September 18, 1992 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCable-Miele and Moore. Nays- None.

* * * * *

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

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

APPLICANT: Joseph Liberman
 APPEARANCES FOR: Joseph Liberman
 APPEARANCES AGAINST:

CAL. NO. 231-92-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 6742 N. Mozart Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

THE RESOLUTION:

WHEREAS, Joseph Liberman, owner, on August 18, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the conversion of an attached garage into living space and the erection of a 12' x 19' shed at the rear thereof on the north side of a 2-story brick single-family dwelling, whose north side is 1.5 feet instead of 4 feet and whose total floor area ratio will be approximately 0.58 instead of 0.50, on premises at 6742 N. Mozart Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1992, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 45' x 125' lot improved with a 2-story single-family dwelling with an attached garage and 12' x 19' shed; that the said garage is attached to the north wall of the single-family dwelling; that the applicant seeks to convert the existing garage into living space and to legalize the existing shed structure; 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 conversion of the existing attached garage is necessary to provide additional living space consisting of a library/den for the applicant and his family; that the applicant proposes to use an existing parking pad at the rear of the lot accessed from an abutting alley; that the plight of the owner is due to the need to provide additional living space for the applicant, his wife and nine children; that the existing garage and shed follow the existing north wall of the single-family dwelling and that the conversion of the garage to living space will not alter the

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essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it is hereby granted to permit the conversion of an attached garage into living space and to certify the erection of a 12' x 19' shed at the rear thereof on the north side of a 2-story brick single-family dwelling, whose north side is 1.5 feet instead of 4 feet and whose total floor area ratio will be approximately 0.58 instead of 0.50, on premises at 6742 N. Mozart Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Shakir Nasir & Nimeh Nasir

CAL. NO. 232-92-Z

APPEARANCES FOR:

MAP NO. 6-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 2821 S. Ridgeway Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
December 18, 1992

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

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

APPLICANT: Andrzej Suchodolski
 APPEARANCES FOR: Andrzej Suchodolski
 APPEARANCES AGAINST:

CAL. NO. 233-92-Z
 MAP NO. 10-I
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 4506 S. Talman Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

THE RESOLUTION:

WHEREAS, Andrzej Suchodolski, owner, on September 3, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 8' x 10' addition to the front of a 2-story frame 2-dwelling unit building and the erection of an open stair to the rear south side for access to a proposed rear roof deck, whose front yard will be 2.75 feet instead of 20 feet and whose south side yard will be 2.34 feet instead of 3 feet, on premises at 4506 S. Talman Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3, §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 October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 28' x 125.64' lot improved with a 2-story frame 2-dwelling unit building including the said 2-story 8' x 10' addition to the front of the building and an open stair to the rear south side for access to a rear roof deck; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 8' x 10' addition is necessary to provide additional living space for the 2 dwelling units in the building; that the applicant testified that the new open stair way replaces a prior existing stairway; that the plight of the owner is due to unique circumstances in that the applicant constructed the said addition and side stairs himself without obtaining the necessary building permits and now seeks to legalize the construction work; that no one appeared in opposition to the applicant seeking the variations requested; that the said addition in the front yard and the side stairs will not impair an adequate supply of light and air to adjacent properties and are compatible with other improvements in the area, many of which do not comply with the front yard requirements of

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zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 8' x 10' addition to the front of a 2-story frame 2-dwelling unit building and the erection of an open stair to the rear south side for access to a proposed rear roof deck, whose front yard will be 2.75 feet instead of 20 feet and whose south side yard will be 2.34 feet instead of 3 feet, on premises at 4506 S. Talman Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ralph and MaryLynn Husar
 APPEARANCES FOR: Ralph Husar
 APPEARANCES AGAINST:

CAL. NO. 234-92-Z
 MAP NO. 13-L
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 4912 W. Ainslie Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| | | X |

THE RESOLUTION:

WHEREAS, Ralph and MaryLynn Husar, owners, on August 28, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2nd story addition to a 1-story brick single-family dwelling, whose east side yard will be 2.66 feet and whose west side yard will be 2.54 feet instead of combined side yards of 7.5 feet and neither side yard less than 3 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 4912 W. Ainslie Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 25' x 123.28' lot improved with a 1-story single-family dwelling; that the applicants propose to erect a 2nd story addition to the existing single-family dwelling; 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 2nd floor addition is necessary to meet living space requirements of the applicants and their family; that the plight of the owner is due to the applicants' need for additional bedrooms and bath facility; that no one appeared in opposition to the applicants' proposal; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will follow existing building lines and will be compatible with similar residential improvements in the block; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition to a 1-story brick single-family dwelling, whose east side yard will be 2.66 feet and whose west side yard will be 2.54 feet instead of combined side yards of 7.5 feet and neither side yard less than 3 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 4912 W. Ainslie Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ann Collins-Dole
 APPEARANCES FOR: Ann Collins-Dole
 APPEARANCES AGAINST:

CAL. NO. 235-92-Z
 MAP NO. 9-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 1446 W. Grace Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X | | |
| X | | |
| X | | |
| X | | |
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THE RESOLUTION:

WHEREAS, Ann Collins-Dole, owner, on September 14, 1992, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormering of the attic of a 2½-story frame 2-dwelling unit building and the erection of a 3-story 13' x 20.25' open deck at the rear, with no front yard instead of 15 feet and whose west side yard will be 0.56' instead of 2.5', on premises at 1446 W. Grace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 3, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties, 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 25' x 125' lot improved with a 2½-story frame 2-dwelling unit building; that the subject building was built approximately 100 years ago; that the applicant proposes to demolish the existing small dormers on the east and west sides of the building and to erect a new attic dormer addition and a 3-story 13' x 20.25' open deck at the rear; 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 attic dormer addition is necessary to expand the living space in the applicant's 2nd floor dwelling unit into the 3rd floor; that the plight of the owner is due to unique circumstances in that due to the high pitched roof of the existing building, any 3rd floor living space without the requested dormers would be too narrow and not have adequate head room; that the variations, if granted, will not alter the essential character of the locality in that the existing roof ridge of the subject building will not be altered nor will the attic dormers or open 3-story deck at the rear of the building impair an adequate supply of light and air to adjacent properties; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 2½-story frame 2-dwelling unit building and the erection of a 3-story 13' x 20.25' open deck at the rear, with no front yard instead of 15 feet and whose west side yard will be 0.56' instead of 2.5', on premises at 1446 W. Grace Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Steve D. Gardner
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: James Wolf

CAL NO. 236-92-Z
 MAP NO. 15-M
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 5849 N. Austin Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| x | | |
| x | | |
| x | | |
| | x | |
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THE RESOLUTION:

WHEREAS, Steve D. Gardner, for Steve D. and Patricia Gardner, owners, on September 9, 1992, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the legalization of a 2nd story addition to a 1-story brick single-family dwelling, whose front yard is 14.72 feet instead of 20 feet, whose north side yard is 2.52 feet and whose south side yard 3.79 feet instead of combined side yards of 8.7 feet and neither side yard less than 3 feet, and whose total floor area ratio is 0.57 instead of 0.50, on premises at 5849 N. Austin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 3, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2(2), §11.7-4(1)(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 29' x 137.68' lot improved with a 2-story single-family dwelling with the aforesaid 2nd story addition; that the applicant has resided in subject single-family dwelling since 1985; that in 1990 the applicant entered into a contract with Complete Builders for the said 2nd story addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said 2nd story addition is necessary to provide additional bedroom and bath space to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that testimony presented indicates that the building contractor placed a fake building permit in a window of the existing building in lieu of obtaining a legal building permit from the City of Chicago for the said addition and that the applicant is now seeking to legalize the addition; that the variations requested, if granted, will not alter the

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essential character of the locality in that the said 2nd story addition follows the existing building walls; that the height of the existing single family dwelling including the said 2nd floor addition, does not exceed the height of the mansard roofs of the residences adjacent to the property; and that the said addition is compatible with the general trend of real estate development in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of a 2nd story addition to a 1-story brick single-family dwelling, whose front yard is 14.72 feet instead of 20 feet, whose north side yard is 2.52 feet and whose south side yard is 3.79 feet instead of combined side yards of 8.7 feet and neither side yard less than 3 feet, and whose total floor area ratio is 0.57 instead of 0.50, on premises as 5849 N. Austin Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard J. Piper
 APPEARANCES FOR: Richard J. Piper
 APPEARANCES AGAINST:

CAL. NO. 237-92-Z
 MAP NO. 15-M
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 5727 N. Mango Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
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THE RESOLUTION:

WHEREAS, Richard j. Piper, owner, on September 14, 1992, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story addition to a 1-story brick single-family dwelling which addition is proposed to be used as a 2nd dwelling unit, whose north side yard will be 3.36 feet instead of 5 feet and whose lot area is 4,641 sq. ft. instead of 5,000 sq. ft., on premises at 5727 N. Mango Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 4, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, 7.5-3, §7.8-3, §11.7-4(1)(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 37.5' x 123.77' lot improved with a 1-story brick single-family dwelling; that the applicant proposes to erect a 2nd story addition to be used as a dwelling unit; 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 construct a 2nd floor dwelling unit with adequate living space for the applicant's mother-in-law; that the plight of the owner is due to unique circumstances in that under zoning ordinance requirements the existing lot has insufficient lot area for a 2nd dwelling unit which necessitates the variations requested; that no one appeared in opposition to the applicant's request; that the proposed 2nd floor dwelling unit will be compatible with other two dwelling unit and multi-dwelling unit buildings 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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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story addition to a 1-story brick single-family dwelling which addition is proposed to be used as a 2nd dwelling unit, whose north side yard will be 3.36 feet instead of 5 feet and whose lot area is 4,641 sq. ft. instead of 5,000 sq. ft., on premises at 5727 N. Mango Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Title & Trust Co., Tr. #62809
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 238-92-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 1740 N. Marshfield Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | | X |
| X | | |
| X | | |
| X | | |
| | | X |

THE RESOLUTION:

WHEREAS, Chicago Title & Trust Co., Tr. #62809, owner, on September 17, 1992, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3rd story addition to a 2-story brick former manufacturing building all of which will be used as 30 dwelling units, with no front yard instead of 15 feet, with no south side yard instead of 17.5 feet, and with no rear yard instead of 30 feet, on premises at 1740 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 17, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5, §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 October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 160.06' x 125.28' lot improved with a 2-story brick former manufacturing building; that the applicant proposes to rehab the existing 2-story building for residential use, including the erection of the proposed 3rd story addition, all of which will be used as 30 dwelling units; that on October 7, 1991, the City Council rezoned the subject site from M1-1 Restricted Manufacturing to R5 General Residence specifically for the proposed residential development; 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 construct the 30 dwelling unit building as designed, including an interior courtyard area, enclosed underground garage parking and covered outdoor parking areas abutting the proposed use to the north and west; that the plight of the owner is due to unique circumstances in that the dwelling units would not be marketable without the variations requested; that the south side yard variation requested is necessitated by dwelling unit balconies which will overhang the building by 6 feet; that

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no one appeared in opposition to the applicant's request; that the variations, if granted will not alter the essential character of the locality in that the proposed residential development will utilize the existing outer walls of the building and that the proposed residential use will be compatible with existing improvements in the immediate area, most of which have been or are being rehabbed for residential use; 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 3rd story addition to a 2-story brick former manufacturing building all of which will be used as 30 dwelling units, with no front yard instead of 15 feet, with no south side yard instead of 17.5 feet, and no rear yard instead of 30 feet, on premises at 1740 N. Marshfield Avenue, upon condition that the areas to be used for outside covered parking shall be improved with asphaltic concrete or some other comparable all-weather dustless material; that striping and concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress to the outside covered parking spaces shall be via the public alleys abutting the site; that adequate on-site space shall be provided for trash receptacles; 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: Mark Condic
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 239-92-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 2728 S. Wells Street

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

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

THE RESOLUTION:

WHEREAS, Mark Condic, for Marquette National Bank, Tr. #12417, owner, on September 18, 1992, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 2-dwelling unit townhouse building, whose front yard will be 8 feet instead of 15 feet and whose south side yard will be 1.5 feet instead of 2.5 feet, on premises at 2728 S. Wells Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 25' x 125' vacant lot; that the applicant proposes to erect a 3-story 2 dwelling unit townhouse building on the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front and south side yard variations requested are necessary to provide adequate habitable living space in the proposed 2-dwelling unit townhouse building; that the plight of the owner is due to unique circumstances in that to erect a habitable 2-dwelling unit building at the site in compliance with the yard requirements of the zoning ordinance would be architecturally and economically unfeasible; that no one appeared in opposition to the applicant's proposal; that the variations, if granted, will not alter the essential character of the locality in that the proposed 2-dwelling unit townhouse building will be compatible with existing improvements in the area, the majority of which do not comply with the front and side yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

October 16, 1992

Cal. No. 239-92-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 3-story 2-dwelling unit townhouse building, whose front yard will be 8 feet instead of 15 feet and whose south side yard will be 1.5 feet instead of 2.5 feet, on premises at 2728 S. Wells Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Toys R Us
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 240-92-Z
 MAP NO. 2-F
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 6 - 26 S. State Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Toys R Us, for Chicago Board of Education, owner, on September 11, 1992, filed an application for a variation of the zoning ordinance to permit, in a B6-7 Restricted Central Business District, the erection of a 2-story with basement retail building containing 53,516 sq. ft. of floor area, with provision for one 10' x 50' loading berth instead of the two required, on premises at 6-26 S. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.10-2, §11.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-7 Restricted Central Business District; that the subject site is a 160' x 120' lot improved with several brick commercial buildings; that the applicant proposes to demolish the existing buildings and erect a 2-story with basement building containing 53,516 sq. ft. of floor area to be occupied by a Toys R Us/Kids R Us retail store and is seeking a variation of the zoning ordinance to waive one of the two required loading berths; that 10,650 sq. ft. of the total 53,516 sq. ft. will be storage or stock area; 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 much of the proposed building's square footage is dedicated toward storage use which alleviates the need for a second loading berth as merchandise is not brought to the site on a daily basis; that because of the substantial storage area and the nature of the business, loading activities are well scheduled alleviating the need for a second loading berth; that the plight of the owner is due to unique circumstances in that the store, as designed, requires vertical customer circulation; that provision of a second loading berth

MINUTES OF MEETING

October 16, 1992

Cal. No. 240-92-Z

would eliminate approximately 15% of essential first floor retail space; that all merchandise deliveries will come from the applicant's own distribution center in their own trucks on a precise schedule; and that the variation, if granted, will not cause traffic congestion in the street or alley, 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 zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story with basement retail building containing 53,516 sq. ft. of floor area, with provision for one 10' x 50' loading berth instead of the two required, on premises at 6-26 S. State Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Children's Oncology Services of Illinois, by Bernard I. Citron

CAL. NO. 241-92-Z

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED—

622 W. Deming Place

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 20, 1992.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

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

APPLICANT: New Greater Love Church
 APPEARANCES FOR: Walton Davis
 APPEARANCES AGAINST:

CAL. NO. 242-92-S
 MAP NO. 14-G
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 1057 W. 59th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, New Greater Love Church, owner, on September 17, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing 215-seat church in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 1057 W. 59th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District in a 1-story brick building located on the southeast corner of the intersection of S. Aberdeen Street and W. 59th Street; that the applicant church has been at the subject site for the past 14 years; that the said church is necessary at the subject site to continue to serve the members of the congregation; that the public health, safety and welfare will be adequately protected in the location and operation of the said church which will provide adequate off-street parking at 1049-51 W. 59th street as provided for in Calendar No. 243-92-S; that the said church is compatible with the existing mixed business and residential 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 legalize an existing 215-seat church in a 1-story brick building at 1057 W. 59th Street, upon condition that off-street parking shall be located at 1049-51 W. 59th Street, as provided for in Calendar No. 243-92-S; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: New Greater Love Church
 APPEARANCES FOR: Walton Davis
 APPEARANCES AGAINST:

CAL. NO. 243-92-S
 MAP NO. 14-G
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 1049-51 W. 59th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

THE RESOLUTION:

WHEREAS, New Greater Love Church, owner, on September 17, 1992, 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 B4-1 Restricted Service District, on premises at 1049-51 W. 59th Street, to satisfy the parking requirement for a 215-seat church at 1057 W. 59th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is a 50' x 125' unimproved lot; that on October 16, 1992, the Board approved the legalization of the existing 215-seat applicant church in a 1-story brick building at 1057 W. 59th Street, in Calendar No. 242-92-S; that the establishment of an off-site accessory parking lot for the parking of private passenger automobiles is necessary for the public convenience at this location to satisfy the parking requirement for the aforesaid church at 1057 W. 59th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the use of the site as an accessory parking lot with landscaping will be compatible with 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

October 16, 1992

Cal. No. 243-92-S

lot for the parking of private passenger automobiles, on premises at 1049-51 W. 59th Street, to satisfy the parking requirement for a 215-seat church at 1057 W. 59th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some other comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails 2 feet high shall be provided on the periphery of the lot, excepting the driveway; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided directed away from residential properties; that ingress and egress shall be from W. 59th Street; that there shall be no ingress nor egress via the public alley abutting the site to the north; that the driveway shall be constructed in compliance with applicable ordinances; that all applicable provisions of the Chicago Landscape Ordinance shall be complied with; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the subject parking lot continuously in conformance with the provisions and standards hereby established under this order and Section 5.8-5 of the zoning ordinance.

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

APPLICANT: New Canaan Primitive Baptist Church
APPEARANCES FOR:
APPEARANCES AGAINST:
PREMISES AFFECTED— 700 W. 119th Street
SUBJECT— Application for the approval of a special use.

CAL. NO. 244-92-S
MAP NO. 28-F
MINUTES OF MEETING
October 16, 1992

ACTION OF BOARD—

Case continued to
January 15, 1993.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

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

APPLICANT: Lakeview United Pentecostal Church
 APPEARANCES FOR: Donna G. Kogut, Pastor Jeffery Sanders
 APPEARANCES AGAINST: Barbara Jenkins, et al.

CAL. NO. 245-92-S
 MAP NO. 11-G
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 1424-32 W. Irving Park Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

THE RESOLUTION:

WHEREAS, Lakeview United Pentecostal Church, for North Community Bank and Jerome Pascal, owners, on September 9, 1992, filed an application for a special use under the zoning ordinance for the establishment of a 120-seat church on the ground floor and a dwelling unit above in a 1 and 2-story brick building, in a B2-2 Restricted Retail District, on premises at 1424-32 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 25, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; 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 a 75' x 125' lot improved with a 1 and 2-story brick commercial building; that the applicant is the contract purchaser of the site; that the applicant seeks to erect a 120-seat church at the site, including a day care center and a dwelling unit above; that a day care center and a dwelling unit located above the ground floor are permitted uses in a B2-2 zoning district; that the proposed church use is to be established first, followed by the day care center at a later date; that the proposed church is necessary at the subject site to meet the needs of the congregation; that the proposed day care center will serve the community-at-large; that the proposed dwelling unit will be the residence of the church's pastor and family; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed uses which will provide adequate off-street parking spaces to be improved and operated under the conditions hereinafter set forth; that church services and day care center activities will not be in operation simultaneously; that the proposed use of the site, with appropriate landscaping provided, will be compatible with existing residential and business improvements in the area and will not cause substantial

MINUTES OF MEETING

October 16, 1992

Cal. No. 245-92-S

injury to the value of other property in the neighborhood; it is therefore.

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 120-seat church and day care center on the ground floor and a dwelling unit above in a 1 and 2-story brick building, on premises at 1424-32 W. Irving Park Road, upon condition that the parking area abutting the subject premises to the west shall be improved with asphaltic concrete or some other comparable all-weather dustless material, that the parking space for one motor vehicle located in the northeast corner of the site shall also be paved; that steel beam guard rails 2 feet height shall be provided on the west lot line and on the portion of the west lot line abutting the one automobile parking space; that striping shall be provided; that lighting shall be provided; that ingress to the parking area located west of the subject building shall be from W. Irving Park Road; that egress from the parking area and from the one-vehicle parking space shall be via the public alley abutting the site; that the driveway on W. Irving Park Road shall be constructed in compliance with applicable ordinances that applicable provisions of the Chicago Landscape Ordinance shall be complied with; that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain said parking areas in continuous compliance with the conditions and standards hereby established under this order.

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

APPLICANT: Alvin L. Bell, Jr.
 APPEARANCES FOR: Alvin L. Bell, Jr.
 APPEARANCES AGAINST:

CAL. NO. 246-92-S
 MAP NO. 14-H
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 6233-35 S. Western Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Alvin L. Bell, Jr., for William Burke, owner, on September 9, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pawn shop in a 1-story brick building, in a B5-2 General Service District, on premises at 6233-35 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 8, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is improved with a 1-story brick building; that on June 19, 1992, the Board approved the establishment of a pawn shop in a 1-story brick building at 6249-51 S. Western Avenue; that the testimony presented in Calendar No. 139-92-S is hereby made part of the record in this case; that the applicant seeks to relocate his jewelry and previously approved pawn shop business from the 6249-51 S. Western Avenue to the subject site premises; that the said pawn shop use is necessary for the public convenience at this location to provide a service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed pawn shop in that daily reports of all merchandise received are filed with the district police command to insure against receipt of stolen property and that the proposed pawn shop will be operated in compliance with all applicable city and state regulations governing the operation of pawn shops; that no one appeared in opposition to the applicant's proposal; that the proposed pawn shop is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

October 16, 1992

Cal. No. 246-92-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pawn shop in a 1-story brick building, on premises at 6233-35 S. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through Saturdays; that reports of all merchandise received shall be filed daily with the district police command; that all applicable provisions of city and state ordinances governing the operation of pawn shops shall be complied with; and that all other applicable city ordinances shall be complied with before a permit is issued; and be it further

RESOLVED, that the special used previously approved in Calendar No. 139-92-S on June 19, 1992 is hereby rendered null and void by the granting of the special use in this case.

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

APPLICANT: R.B. Skokie Corp.
 APPEARANCES FOR: Henry Green
 APPEARANCES AGAINST: Seymour Adelman

CAL. NO. 247-92-S
 MAP NO. 15-I
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 2936-48 W. Peterson Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

THE RESOLUTION:

WHEREAS, R.B. Skokie Corp., for Exchange National Bank of Chicago, Tr. #22108, owner, on August 19, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Arby's Restaurant, in a B4-2 Restricted Service District, on premises at 2936-48 W. Peterson Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.3-4A(6), §8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; 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 93' x 207' lot improved with a 1-story Arby's Restaurant building located on the northeast corner of the intersection of N. Richmond Avenue and W. Peterson Avenue; that the said Arby's Restaurant has been located at the subject site for the past 17 years; that the applicant proposes to erect a 54 sq. ft. addition to provide a drive-through window service in conjunction with the existing restaurant; that the proposed drive-through facility is necessary for the public convenience at this location to provide a service to the consumer that is essential in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility to be improved and operated under the conditions hereinafter set forth; that the proposed use 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

MINUTES OF MEETING

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Cal. No. 247-92-S

the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with an existing Arby's Restaurant, on premises at 2936-48 W. Peterson Avenue, upon condition that the ingress to the drive-through portion of the facility shall be from W. Peterson Avenue at the southwest corner of the subject site; that egress from the drive-through portion of the facility shall be from the southeast corner of the subject site onto W. Peterson Avenue; that lighted directional signs shall be erected at the established entrances and exit to the subject site; that steel beam guard rails 2 inches high shall be erected on the periphery of the lot, excepting the driveways; that a 6 feet high solid wood decorative fence shall be erected on the north lot line outside the steel beam guard rail to screen the facility from abutting residential property to the north; that there shall be no ingress nor egress via the alley abutting the site to the north; that there shall be no music speakers at the site; that the drive-through facility's ordering sound system shall be directed away from residential property; 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: International Double Drive Thru, Inc.

CAL. NO. 248-92-S

APPEARANCES FOR: James M. Kane

MAP NO. G1

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 3149-3159 West Cermak Road/2201-2211 South Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| x | | |
| X | | |
| X | | |

WHEREAS, International Double Drive Thru, Inc., for Mer-Car Corporation, owner, on September 16, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a B4-2 Restricted Service District, on premises at 3149-3159 West Cermak Road/2201-2211 South Kedzie Avenue; and

WHEREAS, the decision of the Office of Zoning Administrator rendered September 14, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(5), §10.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; 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 an approximately 14,750 sq. ft. lot currently occupied by an abandoned drive-through restaurant previously approved as a special use by the Zoning Board of Appeals; that the applicant proposes to construct a Checkers Restaurant with

MINUTES OF MEETING

October 16, 1992

CAL. NO. 248-92-S

outdoor patio and table area on the subject site and to provide double drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent and required by the public in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility as reflected on the revised plans dated October 12, 1992 with provision for the following: directional ingress and egress signs; ingress and egress to the drive-through restaurant from the driveway on South Kedzie Avenue; ingress and egress ("Right Turn Only") from the Driveway on Cermak Road located at the northwest corner of the subject site; egress only from the driveway on Cermak Road located at the northeast corner of the subject site; a 6 foot high wood fence on the south property line to screen the drive-through facility from the property located across the alley; and appropriate landscaping; that the demolition of the existing abandoned and boarded up building on the subject site and the proposed use of such site for a drive-through restaurant will not cause injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a double drive-through facility in conjunction with a proposed restaurant on premises at 3149-3159 West Cermak Road/2201-2211 South Kedzie Avenue upon condition that said drive-through facility and restaurant shall be constructed and landscaping provided in accordance with revised plans submitted, dated October 12, 1992; that ingress to the drive-through portion of the facility shall be from S. Kedzie Avenue and W. Cermak Road at the northwest corner of the subject site; that egress from the drive-through portion of the facility shall be from the three driveways located on the subject site, provided that a "Right Turn Only" sign shall be provided in conjunction with egress from the exit located at the northeast corner of the subject site; that lighted directional signs shall be erected at the established entrance and exits; that a 6 foot high solid wood fence shall be provided on the south property line to screen the facility from property located across the public alley; that there shall be no ingress nor egress via the public alley to the south; that there shall be no overhead music speakers on the premises and that any music speakers installed on the premises shall be of a low level in-ground type; that the permitted music speakers and menu-board speakers shall not have a decibel level that will create a nuisance to the surrounding property; that landscaping shall be provided in accordance with applicable provisions of the Chicago Landscape Ordinance; that the hours of operation shall be limited to the hours of 7:00 A.M. to midnight on weekdays and 7:00 A.M. to 2:00 A.M. on weekends; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: International Double Drive Thru, Inc.
APPEARANCES FOR: James M. Kane
APPEARANCES AGAINST:

CAL. NO. 249-92-S
MAP NO. 3M
MINUTES OF MEETING
October 16, 1922

PREMISES AFFECTED— 5949-5959 West North Avenue/1547-1557 North Austin Blvd.
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

WHEREAS, International Double Drive Thru, Inc., for LaSalle National Trust, Trust No. 117372, owner, on September 17, 1992, filed an application for a special use under the Chicago Zoning Ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a B4-1 Restricted Service District, on premises at 5949-5959 West North Avenue/1547-1557 North Austin Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-4(5), §10.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is an approximately 13,360 sq. ft. lot currently occupied by an abandoned boarded-up building; that the applicant proposes to construct a Checkers

MINUTES OF MEETING

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CAL. NO. 249-92-S

Restaurant with outdoor patio and table area on the subject site and to provide double drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent and required by the public in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility as reflected on the revised plans dated October 12, 1992 with provision for the following: directional ingress and egress signs; ingress and egress to the drive-through restaurant from a driveway on South Austin Boulevard; ingress and egress ("Right Turn Only") from the driveway on North Avenue located at the northwest corner of the subject site; egress only from the driveway on North Avenue located at the northeast corner of the subject site; a 6 foot high wood fence on the south property line to screen the drive-through facility from the residential property located across the alley; and appropriate landscaping; that the demolition of the existing abandoned and boarded up building on the subject site and the proposed use of such site for a drive-through restaurant will not cause injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a double drive-through facility in conjunction with a proposed restaurant on premises at 5949-5959 West North Avenue/1547-1557 North Austin Boulevard, upon condition that said drive-through facility and restaurant shall be constructed and landscaping provided in accordance with revised plans submitted, dated October 12, 1992; that ingress to the drive-through portion of the facility shall be from N. Austin Boulevard and W. North Avenue at the northwest corner of the subject site; that egress from the drive-through portion of the facility shall be from the three driveways located on the subject site, provided that a "Right Turn Only" sign shall be provided in conjunction with egress from the exit located at the northeast corner of the subject site; that lighted directional signs shall be erected at the established entrance and exits; that a 6 foot high solid wood fence shall be provided on the south property line to screen the facility from residential property located across the public alley; that there shall be no ingress nor egress to the subject via the public alley to the south; that there shall be no overhead music speakers on the premises and that any music speakers installed on the premises shall be of a low level in-ground type; that the permitted music speakers and menu-board speakers shall not have a decibel level that will create a nuisance to the surrounding property; that landscaping shall be provided in accordance with applicable provisions of the Chicago Landscape Ordinance; that the hours of operation shall be limited to the hours of 7:00 A.M. to midnight on weekdays and 7:00 A.M. to 2:00 A.M. on weekends and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Guy Aitchison

CAL. NO. 250-92-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 3105 N. Lincoln Avenue

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

ACTION OF BOARD—

Case continued to
December 18, 1992.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | | X |
| X | | |

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

APPLICANT: Action America, Inc.

CAL. NO. 251-92-A

APPEARANCES FOR: Rick Rhinestrom

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 170 W. Washington Street

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

ACTION OF BOARD—

THE VOTE

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

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| | X | |
| | X | |
| | | X |
| | X | |

THE RESOLUTION:

WHEREAS, Action America, Inc., for American National Bank, Tr. #106463-05, owner, on August 31, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit outside display and sale of clothing due to the requirement that all business, servicing, or processing shall be conducted within completely enclosed buildings, in a C3-7 Commercial-Manufacturing District, on premises at 170 W. Washington Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §9.3-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992; 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 brick building with a retail clothing business located on the ground floor; that the subject store front is angular and recessed from the public sidewalk; that the appellant seeks to display and sell clothing outside the front of the store; that the appellant contends that because the clothing that is displayed on the outside is situated within their property and not in the public way, that the said use is permitted that the subject site zoning, C3-7 Commercial-Manufacturing, provides, in part, under Section 9.3-3, that all business, servicing or processing shall be conducted within completely enclosed buildings; that under Section 9.3-3 of the zoning ordinance, the Board has no authority to permit the use requested; 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 806

APPLICANT: Chicago Outdoor, Inc., by James M. Hoelterhoff

CAL. NO. 252-92-A

PEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

October 16, 1992

PREMISES AFFECTED— 1816 N. Clark Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
December 18, 1992.

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| | | X |
| X | | |

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

APPLICANT: White Way Sign & Maint. Co.
 APPEARANCES FOR: Dennis Griffin, Mike Downing
 APPEARANCES AGAINST:

CAL. NO. 253-92-A
 MAP NO. 6-G
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 2883 S. Hillock Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, White Way Sign & Maint. Co., for Metz Baking Co., owner, on September 11, 1992, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an M2-2 General Manufacturing District, the installation of a 3.37' x 23' electronically controlled computerized attraction board displaying changeable business signs on both the east and west walls of the 3-story part of a 1 and 3-story wholesale bakery building due to the requirement that flashing, animated or moving business signs shall not be permitted within 500 feet of an expressway, on premises at 2883 S. Hillock Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 1992 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §10.14(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992; and

WHEREAS, the district maps show that the premises is located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-2 General Manufacturing District; that the subject site is improved with a 1 and 3-story brick commercial building occupied by Metz Baking Company; that the appellant proposes to install a 3.37' x 23' electronically changeable illuminated attraction sign board on both the east and west elevations of the subject building, which sign boards will be approximately 165 feet from the Stevenson Expressway; that said boards will feature the names of various bakery products made by Metz Bakery Company at the subject site and, as such, constitute business identification signs, as defined; that the sign boards are computerized to change the bakery product lettering at unspecified intervals; that the sign boards' electronically changeable capability is merely for cost effectiveness, as contrasted to manual change, and that the message changes will be set at intervals that will not produce rapid movement and will not be a distraction to motorists along the expressway; that the Zoning Administrator testified that due to the sign boards' electronic capability to change the product message at various intervals, the signs are flashing, as defined in Article 3 of the zoning ordinance, and therefore not permitted within 500 feet of

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October 16, 1992
Cal. No. 253-92-A

an expressway; and

WHEREAS, the Board finds the issue in this case to be a difficult one to resolve; that the Zoning Administrator's decision that the electronically changeable capability of the proposed signs constitute "flashing" as defined in Article 3 is reasonable and correct; that conversely, the appellant's position that the proposed signs are not intended to violate the zoning ordinance and that their electronically changeable capability is merely usage of cost effective technology is also reasonable; that the Board believes that prohibition of flashing signs within 500 feet of an expressway is mainly for safety reasons to prevent rapid change or movement of signs that would be distracting to motorists, thereby creating possible dangerous or unsafe situations; that the appellant periodically could get a permit to manually change the proposed sign lettering and not be in violation of the zoning ordinance, a procedure that would be time consuming and costly, considering the many products that the bakery company has to feature; that the Board finds in this case that if the proposed sign boards were electronically set to change copy at intervals of not less than 1 hour, then the signs would effectively be stationary and that the hourly split-second change would not be distracting to motorists and, in its opinion, would not violate the intent of the ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of a 3.37' x 23' electronically controlled computerized attraction board displaying changeable business signs on both the east and west walls of the 3-story part of a 1 and 3 story wholesale bakery building, on premises at 2883 S. Hillock Avenue, upon condition that the signs shall be computerized to change product names at intervals of not less than 1 hour; that Metz Bakery Company shall provide a list of all the products that will be displayed on the boards to the Zoning Administrator for his determination that the products meet the definition of business signs; that the Zoning Administrator shall be notified of any subsequent product changes for his determination; that at no time shall any product, other than that approved by the Zoning Administrator, be displayed; that at no time shall any advertising sign, as defined in Article 3, be displayed; 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: Michael Svigos

CAL. NO. 254-92-S

APPEARANCES FOR:

MAP NO. 17-I

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 6415 N. Talman Avenue

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

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

APPLICANT: The Olive Branch Mission
 APPEARANCES FOR: Larry Davis
 APPEARANCES AGAINST: Eileen Jackson, et al.

CAL. NO. 255-92-S
 MAP NO. 2-I
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 325 S. California Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, The Olive Branch Mission, for Midwest Bank & Trust Company, Tr. #88-01-5393, owner, on September 21, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 100-bed transitional shelter for single men on the 1st floor of a 2-story brick building, in a B4-2 Restricted Service District, on premises at 325 S. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.3-4, §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on September 28, 1992; 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 100' x 150' lot improved with a 2-story brick commercial building presently occupied by a used automobile showroom and hand car wash operation; that the applicant proposes to renovate the existing building and establish a transitional shelter facility on the first floor of the building which will contain 100 beds for single-men; that the maximum length of stay of the clients will be approximately four months; that the shelter will provide meals, clothing, counseling, job referral, educational training, drug rehabilitation, and followup services after the client leaves the facility; that appropriate on-site security will be provided; that there will be adequate professional staff personnel on the premises at all times to monitor the shelter's activities; that the proposed shelter is necessary for the public convenience at this location in that there is a demonstrated need for such a facility in this community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed shelter facility to be improved and operated under the conditions hereinafter set forth and that the facility will comply with all applicable building code regulations and all applicable provisions of the municipal ordinances governing the establishment and operation of transitional

MINUTES OF MEETING

October 16, 1992

Cal. No. 255-92-S

shelter facilities; that the proposed shelter facility will be compatible with existing business and residential 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 a 100-bed transitional shelter for single men on the 1st floor of a 2-story brick building, on premises at 325 S. California Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that no drugs, alcohol or weapons shall be allowed on the premises; that appropriate on-site security shall be provided; that adequate professional staff personnel shall be on premises at all times to monitor the shelter's activities; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility or any increase in beds of the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Gannett Outdoor of Chicago
 APPEARANCES FOR: Robert J. Weber
 APPEARANCES AGAINST:

CAL. NO. 56-92-S
 MAP NO. 9-H
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 3200 N. Lincoln Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| X | | |
| | X | |
| | X | |
| | X | |

THE RESOLUTION:

WHEREAS, Gannett Outdoor of Chicago, for Imperial Realty Company, owner, on January 22, 1992, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 5.5' x 22' advertising sign extension on the roof of a 2-story brick building at a height that exceeds 50 feet above grade, in a B3-3 General Retail District, on premises at 3200 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 11, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §8.9-3(3), §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on March 2, 1992; and

WHEREAS, the district maps show that the premises is located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the subject site is improved with a 2-story brick commercial building; that a 672 sq. ft. non-conforming billboard advertising sign with a 5.5' x 22' (121 sq. ft.) extension is located on a platform above the building and angled in a southeasterly direction at the intersection of W. Belmont Avenue, N. Lincoln Avenue and W. Kedzie Avenue; that the subject site is zoned B3-3 General Retail which zoning, under Section 8.9-3(3) does not restrict roof signs except that said signs shall not project higher than 50 feet from the curb level, except as provided for in Section 8.4-3 which requires special use approval for roof signs in excess of 50 feet in height from curb level; that the height of the sign is 55 feet and exceeds the allowed 50 feet in height above grade level; that testimony presented by the applicant indicates that the applicant did not realize that a special use approval was necessary for a sign over 50 feet in height; that it was also testified that the prior sign at the site was delapidated and did not contribute to the neighborhood; that the applicant contends that because the existing billboard sign is now non-conforming as to height, a special use for the said extension is required; that no evidence was presented indicating that the said advertising sign extension is necessary for the public

MINUTES OF MEETING
October 16, 1992
Cal. No. 56-92-S

convenience at this location; and further, that no evidence was presented to indicate that the subject 5.5' x 22' extension on the existing advertising sign would not negatively affect the value of other property in the neighborhood or that such use is in the public interest at the subject site; it is therefore

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

APPLICANT: New Progressive St. James M.B. Church
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 105-92-S
MAP NO. 2-K
MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 4431-35 W. Madison Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: His Word to All Nations Full Gospel Church of Chicago, by
APPEARANCES FOR: Virginia Kantor

CAL. NO. 140-92-S

MAP NO. 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 1616 W. Pershing Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 12, 1992.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Susan Getzendanner
 APPEARANCES FOR: William J. Hennessy
 APPEARANCES AGAINST: Russell G. Miller

CAL. NO. 170-92-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 2053 N. Howe Street

SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

THE VOTE

Variations granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| | X | |
| X | | |
| X | | |
| | X | |
| X | | |

THE RESOLUTION:

WHEREAS, Susan Getzendanner, for Blake Partners, Inc., owner, on June 2, 1992, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 2-story 16' x 22.23' addition with basement and open deck to the rear of a 2-story brick single-family dwelling, with no south side yard instead of 2 feet and no rear yard instead of 30 feet, on premises at 2053 N. Howe Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.9-5, §7.8-5, §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 October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 1992; 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 subject property is located in an R5 General Residence District; that the subject site is a 20' wide by 75' deep lot; that the subject lot is one of only five contiguous lots of record in the locality having such a shortened configuration; that the said lot is improved with a 2-story brick single-family dwelling, approximately 100 years old; that said structure was built as a rowhouse with no side yards; that, at the time of its acquisition in 1991 by the applicant, the subject premises was unfit for human habitation and had been so for many years; that the applicant acquired the subject premises as a place of family residence for her daughter, son-in-law and grandchild; that the subject property was acquired for the sum of \$200,000; that since acquisition, the applicant has been required to expend unanticipated funds in the rehabilitation of the subject premises; that a total expenditure of \$252,000 is estimated to be necessary to complete the rehabilitation of the subject building; that the proposed addition to said building consists of a library on the ground level, a kitchen on the first floor with a roof deck and storage area above at the second floor level; that the applicant purchased the subject premises believing the existing R5 zoning would allow for the

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Cal. No. 170-92-Z

proposed addition as other neighboring properties similarly zone and configured had been allowed similar additions; that the said 16' x 22.23' addition totals 711 sq. ft.; that the total building area of the subject premises, including the proposed addition, will total 2,582 sq. ft.; that the resulting floor area of the subject building, with its proposed addition, is well within the maximum floor area ratio of 2.2 allowed within the R5 district; and

WHEREAS, that the property in question cannot yield a reasonable economic return on the applicant's investment costs for acquisition and necessary rehabilitation without the proposed addition; that the property cannot be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said proposed addition of a library, kitchen and sundeck-storage area is necessary to meet the reasonable lifestyle needs and expectations of the applicant's family; that the plight of the applicant is due to unique circumstances affecting the subject property, such as its physical surroundings consisting of neighboring houses built well within and over otherwise required rear and side yard areas, its attenuated lot extending only 75 feet in depth verses the 125 feet deep lot generally found in the district, and its rowhouse construction precluding provision for side yards; that the proposed addition, by providing a 4.5' wide north side yard, by following the existing building line on its south lot line and by limiting its elevation to the approximate elevation of the addition upon the neighboring property immediately to the north, is clearly compatible with existing improvements in the neighborhood; and that the proposed variations, if granted, will not alter the essential character of the locality as said locality is already characterized by additions similar to, or larger than, that proposed; 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 is hereby granted to permit the erection of a 2-story 16' x 22.23' addition with basement and open deck to the rear of a 2-story brick single-family dwelling, with no south side yard instead of 2 feet and no rear yard instead of 30 feet, on premises at 2053 N. Howe Street, upon condition that the elevation of the proposed addition shall be limited to the approximate elevation of the addition upon the neighboring property immediately to the north; 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: Thomas R. Monahan
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Kevin J. Rielley, Fran Block

CAL. NO. 179-92-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 1038 N. LaSalle Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation denied.

THE VOTE

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | | X | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | | X | |
| Gigi McCabe-Miele | | X | |
| Thomas S. Moore | | X | |

THE RESOLUTION:

WHEREAS, Thomas R. Monahan, owner, on June 25, 1992, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 3-story addition to the rear of a 3-story brick two-dwelling unit townhouse building, with no rear yard instead of 30 feet, on premises at 1038 N. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 25, 1992, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §7.9-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 16, 1992 after due notice thereof by publication in the Chicago Sun-Times on August 3, 1992; 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 proposed use is to be located in an R6 General Residence District; that the subject site is a 19' x 102.8' lot located on the southwest corner of N. LaSalle Street and W. Maple Street and is improved with a 3-story brick 2-dwelling unit townhouse condominium building; that the subject building fronts on W. Maple Street; that the applicant is an art consultant who owns the subject property and has resided at the site for the past 10 years; that there are recorded easements on the property which allows neighbors to go through the rear of the subject site to garages located on Maple Street; that the applicant resides in the rear townhouse dwelling unit; that the applicant proposes to erect a 3-story addition at the rear of the existing building to provide additional living space for himself and future family; that the addition at the 3rd story level will jut over the easements to continue to allow neighbors access to the garages on Maple Street; that the proposed addition will contain garage parking on the first level which the applicant intends to sell to the other resident of the building and additional living space for the applicant on the 2nd and 3rd stories; that testimony presented indicates that the applicant has office space for his art gallery at the subject site and that the applicant may also have an art gallery on the premises; that no evidence was presented to indicate that the variation requested is necessary in order to

MINUTES OF MEETING

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Cal. No. 179-92-Z

obtain a reasonable return on the property but rather to provide the convenience of some additional living space which could be otherwise obtained by using existing space in the dwelling unit; that the applicant testified that if the requested variation was not granted he would still erect the 1st and 2nd floors of the proposed rear addition and afterwards sell the subject townhouse condominium dwelling unit; that no evidence was presented to indicate that the proposed addition would not impair an adequate supply of light and air to adjacent properties; it is therefore

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

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

APPLICANT: Chicago Double Drive-Thru, Inc., by Bernard I. Citron

CAL. NO. 194-92-S

PEARANCES FOR:

MAP NO. 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 6122-46 N. Melvina Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| x | | |
| x | | |
| x | | |
| x | | |
| x | | |

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

APPLICANT: Catholic Charities

CAL. NO. 198-92-S

APPEARANCES FOR:

MAP NO. 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING
October 16, 1992

PREMISES AFFECTED— 7000 S. Aberdeen Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 20, 1992.

THE VOTE

Joseph J. Spingola
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Gigi McCabe-Miele
Thomas S. Moore

| | AFFIRMATIVE | NEGATIVE | ABSENT |
|----------------------|-------------|----------|--------|
| Joseph J. Spingola | X | | |
| Anthony J. Fornelli | X | | |
| LeRoy K. Martin, Jr. | X | | |
| Gigi McCabe-Miele | X | | |
| Thomas S. Moore | X | | |

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

APPLICANT: George A. Graham
 APPEARANCES FOR: William J. Hennessey, George A. Graham
 APPEARANCES AGAINST:

CAL. NO. 188-90-Z
 MAP NO. 13-O
 MINUTES OF MEETING
 October 16, 1992

PREMISES AFFECTED— 5348 N. Osceola Avenue
 SUBJECT— Application to vary the requirements of the Zoning Ordinance.
 Remand from the Circuit Court

ACTION OF BOARD—

THE VOTE

Variation granted.

Joseph J. Spingola
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Gigi McCabe-Miele
 Thomas S. Moore

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| x | | |
| | x | |
| x | | |
| x | | |
| x | | |

THE RESOLUTION:

WHEREAS, George A. Graham, for Columbia National Bank, Tr. #10635, owner, on May 10, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a detached 24' x 34' x 14' high accessory garage of which a portion will be used to store a Drug Enforcement Administration B-license plate oversize vehicle, which garage will occupy 68% (816 sq. ft.) of the required rear yard instead of the maximum 60% (720 sq. ft.), on premises at 5348 N. Osceola Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 17 of the Municipal Code of Chicago, specifically, §5.6-2, §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 October 16, 1992 after due notice thereof by publication in the Chicago Tribune on May 29, 1990 and April 29, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 5,200 sq. ft. lot improved with a 2-story brick single-family dwelling on the front of the lot and a detached 24' x 34' x 14' high accessory garage on the rear of the lot with access from the public alley; that on June 15, 1990, the Board denied the applicant's variation application for the erection of the aforesaid detached accessory garage at the subject site, in Calendar No. 188-90-Z; that the decision was remanded to the Board by the Circuit Court due to the unavailability of the transcript; that on May 17, 1991 the Board heard the case and again denied the applicant's variation request; and

WHEREAS, on June 19, 1992 the decision of the Board was again remanded to the Board in Case 90 CH 7655, by the Circuit Court of Cook County, due to the unavailability of the transcript; and

WHEREAS, testimony presented in this case indicates that the said detached accessory

MINUTES OF MEETING
October 16, 1992
Cal. No. 188-90-Z

garage occupies 816 sq. ft. or 68% of the required rear yard instead of the maximum 720 sq. ft. or 60% as required under the zoning ordinance; that the applicant is a City of Chicago police officer assigned to the canine unit of the Federal Drug Enforcement program and uses an oversized B-license plate vehicle in the performance of this duties; 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 a 12' x 24' portion of the garage is needed by the applicant for off-street storage of the oversized vehicle and that the garage is also used for the required reinforcement training of the dog he uses in his police duties; that the plight of the owner is due to unique circumstances in that the applicant is on-call 24 hours daily and therefore needs to store his vehicle, which contains material and equipment needed for his work, on his property; that the said garage was constructed by the applicant without obtaining necessary building permits out of ignorance and that the applicant is now seeking to legalize the construction; that the said garage, although oversized, is compatible with other larger garages in the neighborhood and that the variation if granted, will not greatly alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a detached 24' x 34' x 14' high accessory garage of which a portion will be used to store a Drug Enforcement Administration B-license plate oversize vehicle, which garage will occupy 67% (816 sq. ft.) of the required rear yard instead of the maximum 60% (720 sq. ft.), on premises at 5348 N. Osceola Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

October 16, 1992

Cal. No. 268-91-S

Bernard I. Citron, for C. Groot Automatic Disposal Company, owner, presented a written request for an extension of time in which to commence the expansion of an existing waste transfer station including recycling facilities, on premises at 6747 N. Elmhurst Road, Chicago, Illinois (mailing address-1759 N. Elmhurst Road, Elk Grove Village, Illinois), which special use was approved by the Board on October 25, 1991, in Calendar No. 268-91-S.

Mr. Citron stated that following the approval by the Board of the applicant's special use application, C. Groot was required to obtain a Development Permit from the City of Chicago Department of the Environment and a Development Permit from the Illinois Environmental Protection Agency. The Development Permit from the City was not granted until March 4th, and the IEPA Permit was not granted until June 4th of this year. Mr. Citron further stated that now that permitting is complete, C. Groot is in the process of finalizing operating contracts for the aforesaid facility and that said contracts are a necessary prerequisite to Groot's obtaining final financing commitments for the facility. The extension of time is requested because it will be impossible to resolve these matters prior to the expiration of the Special Use on October 25, 1992.

Chairman Spingola moved that the request for an extension of time in which to finalize financing commitments for the aforesaid facility be granted and the time extended to October 25, 1993. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Fornelli, Martin, McCable-Miele and Moore. Nays- None.

MINUTES OF MEETING
October 16, 1992
Cal. No. 82-90-S

Dennis Bragg, for Cornerstone Community Outreach, owner, presented a written request for an ammendment to the resolution approved by the Board on April 20, 1990 for the establishment of a transitional shelter for homeless women and their children on the 2nd floor of a 1 and 2-story brick building, with provision of a community center and outpatient medical office on the 1st floor, on premises at 4628 N. Clifton Avenue, in Calendar No. 82-90-S.

The amendment requested is to allow Cornerstone Community Outreach to operate a licensed day-care and Headstart program for the children residing in the shelter. The applicant stated that it is their understanding that they need Zoning Board of Appeals' approval before they can obtain the necessary license(s).

The resolution adopted by the Board on April 20, 1990 in Calendar No. 82-90-S states, in part, "that the shelter will provide day care and tutoring services, counselling, parenting and job skills services and a Big Brother and Sister program."

Chairman Spingola moved that the requested amendment be granted in order to allow Cornerstone Community Outreach to obtain the necessary day care center and Head Start program license(s). The motion prevailed by yeas and nays as follows:

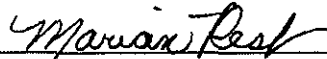
Yeas- Spingola, Fornelli, Martin, McCabe-Miele, and Moore. Nays- None.

MINUTES OF MEETING

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Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on November 20, 1992.


Secretary