

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, February 15, 1991

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

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

Roula Alakiotou
Anthony J. Fornelli
Thomas S. Moore

MINUTES OF MEETING

February 15, 1991

Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 18, 1991 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: 400 N. Racine Partnership
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Robert L. Ryken

CAL. NO. 21-91-S
 MAP NO. 1-G
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 400 N. Racine Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
		X
	X	

Application denied.

THE RESOLUTION:

WHEREAS, 400 N. Racine Partnership, owner, on December 28, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a 2-story brick building, in a B4-5 Restricted Service District, on premises at 400 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 26, 1990, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-5 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 4, 1989, the City Council rezoned the subject site from M2-4 General Manufacturing to C3-5 Commercial-Manufacturing and on February 6, 1991, rezoned the subject site from C3-5 to B4-5 Restricted Service; that the subject site is a 2-story masonry building with a drive-through entrance on N. Racine Avenue to an interior court parking area; that the applicant seeks a special use to establish dwelling units on the ground floor of the building on the subject site; that the Board finds that no evidence was presented to indicate that the establishment of the proposed dwelling units on the ground floor of the existing building is necessary for the public convenience at this location; that the subject site is surrounded by manufacturing zoning and uses; that the public health, safety and welfare will not be adequately protected in that the establishment of dwelling units on the 1st floor of the subject building would create the potential for nuisance complaints by the dwellers against the existing manufacturing uses in the area and would inhibit future manufacturing development permitted in the surrounding Manufacturing District; that although the subject site was recently re-zoned to a Business District, the site is surrounded by Manufacturing zoning, and that the establishment of the proposed residential use at the subject site would be deleterious to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPLICANT: Elizabeth St. Partnership
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Robert L. Ryken

CAL. NO. 22-91-S
 MAP NO. 1-G
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED— 407 N. Elizabeth Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Elizabeth St. Partnership, owner, on December 28, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of a 2 and 3-story brick building, in a B4-5 Restricted Service District, on premises at 407 N. Elizabeth Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 26, 1990, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-5 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 4, 1989, the City Council rezoned the subject site from M2-4 General Manufacturing to C3-5 Commercial-Manufacturing and on February 6, 1991, rezoned the subject site from C3-5 to B4-5 Restricted Service; that the subject site is a 105' x 185' lot improved with a 2 and 3-story brick former factory building; that the applicant seeks a special use to establish dwelling units on the ground floor of the existing building on the subject site; that the Board finds that no evidence was presented to indicate that the establishment of the proposed dwelling units on the ground floor of the existing building is necessary for the public convenience at this location; that the subject site is surrounded by manufacturing zoning and uses; that the public health, safety and welfare will not be adequately protected in that the establishment of dwelling units on the 1st floor of the subject building would create the potential for nuisance complaints by the dwellers against the existing manufacturing uses in the area and would inhibit future manufacturing development permitted in the surrounding Manufacturing District; that although the subject site was rezoned to a Business District, the site is surrounded by Manufacturing zoning, and that the establishment of the proposed residential use at the subject site would be deleterious to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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

APPLICANT: Zoran Bogdanovic
 APPEARANCES FOR: Zoran Bogdanovic
 APPEARANCES AGAINST:

CAL. NO. 23-91-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED— 1700 W. Wabansia Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

Variations granted.

THE RESOLUTION:

WHEREAS, Zoran Bogdanovic, owner, on December 14, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story single-family residence, with no front yard instead of 12.8 feet and no east side yard instead of 2.5 feet, on premises at 1700 W. Wabansia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 23, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3(1), §11.7A-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in an 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 24.4' x 80' vacant lot; that the applicant proposes to erect a 2-story single-family residence at the subject 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 side yard variations requested are necessary to erect a single-family residence containing reasonable living space; that the plight of the owner is due to the unusual 80 feet depth of the subject lot which necessitates the yard variations; and that the variations, if granted, will not alter the essential character of the locality in that the proposed single-family residence will be compatible with existing improvements in the neighborhood, many of which do not comply with front and side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story single-family residence, with no front yard instead of 12.8 feet and no east side yard instead of 2.5 feet, on premises at 1700 W. Wabansia Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert A. Gottschalk, Louise A. Miller & Ronald I. Ruby CAL. NO. 24-91-Z

APPEARANCES FOR: Robert A. Gottschalk

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

February 15, 1991

PREMISES AFFECTED— 2037 W. McLean Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Robert A. Gottschalk, Louise A. Miller & Ronald I. Ruby, owners, on December 26, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an attic dormer on the east side of the 2½-story brick 2-dwelling unit front building and the erection of a 2-story bay to the front of the 2-story brick single-family rear building, whose front yard will be 12.54 feet instead of 16 feet, whose east side yard will be 2.29 feet instead of 5 feet, and which additions will result in a 15% (565 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2037 W. McLean Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §7.6-3, §7.7-2, §7.8-3(2), §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in an 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 24' x 100' lot improved with a 2½-story brick 2-dwelling unit building on the front of the lot and a 2-story brick single-family residential building on the rear of the lot, both built prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the 2½-story 2-dwelling unit building on the front of the lot was in demolition court when purchased by the applicants and the 2-story brick single-family residence at the rear of the lot was a vacant and hazardous structure; that the applicants were led to believe that their architect obtained building

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Cal. No. 24-91-Z

permits and erected an attic dormer on the east side of the 2½-story front building and a 2-story bay to the front of the 2-story single-family residence on the rear of the lot, totalling 565 sq. ft. and which exceeds by 15 percent the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return not be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the dormer addition to the front building and the 2-story bay addition to the rear building are necessary to meet the needs of the owners; that the plight of the owners is due to unique circumstances in that due to the two residential buildings on the zoning lot which predate 1957, the existing floor area ratio exceeds the present code; that the floor area of both buildings is decreased by replacing the present rear porches on the front building with open porches and by deleting entirely the enclosed porches on the rear building; that no one appeared in opposition to the applicants' proposal; that the said dormer addition on the 2½-story front building and the 2-story bay addition to the rear building will not impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will be compatible with other improvements in the neighborhood which do not comply with the yard requirements of the zoning ordinance and some of which have dormer additions, and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an attic dormer on the east side of the 2½-story brick 2-dwelling unit front building and the erection of a 2-story bay to the front of the 2-story brick single-family rear building, whose front yard will be 12.54 feet instead of 16 feet, whose east side yard will be 2.29 feet instead of 5 feet, and which additions will result in a 15% (565 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2037 W. McLean 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: James Modesto

CAL. NO. 25-91-S

APPEARANCES FOR:

MAP NO. 6-J

APPEARANCES AGAINST:

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February 15, 1991

PREMISES AFFECTED— 3446 W. 26th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: University of Chicago Hospitals

CAL. NO. 26-91-S

APPEARANCES FOR: James Rubin

MAP NO. 14-D

APPEARANCES AGAINST:

MINUTES OF MEETING
February 15, 1991

PREMISES AFFECTED— 818-32 E. 61st Street & 6026-60 S. Drexel Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, University of Chicago Hospitals, for Evangelical Hospitals Corporation, owner, on December 28, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, partly in a B2-3 Restricted Retail District and partly in an R5 General Residence District, on premises at 818-32 E. 61st Street and 6026-60 S. Drexel Avenue, to serve a medical center located at 5841 S. Maryland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located partly in a B2-3 Restricted Retail District and partly 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 partly in a B2-3 Restricted Retail District and partly in an R5 General Residence District; that the subject site is a 65,575 sq. ft. reversed corner lot partly improved for use as a parking lot; that the applicant is seeking to utilize the entire parcel and improve the entire site for accessory parking; that the proposed parking lot is necessary for the public convenience at this location to provide accessory off-street parking for employees of the medical center building located at 5841 S. Maryland Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot which will be designed and operated under the conditions hereinafter set forth; that the applicant will operate a free shuttle bus service between the lot which is approximately 1,000 feet from the main entrance of the medical center building; that the proposed parking lot will help alleviate parking congestion in the neighborhood and that the establishment of the proposed parking lot, which abuts a University of Chicago housing building, 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

MINUTES OF MEETING

February 15, 1991
Cal. No. 26-91-S

therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Office of the Zoning Administrator is hereby authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 818-32 E. 62nd Street and 6026-60 S. Drexel Avenue, to serve a medical center located at 5841 S. Maryland Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to employees of the medical center building located at 5841 S. Maryland Avenue; and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, excepting the driveways, with a 6 feet high chain link fence; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the applicant shall comply with applicable provisions of the recently passed City of Chicago Landscape Ordinance; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that the applicant shall provide a bus shuttle service for use by medical center employees to and from the proposed parking lot during the hours of 6 A.M. and 10 A.M. and from 3 P.M. to 10 P.M.; that the said shuttle service shall be available on demand by medical center employees by calling in as they remain at the medical center after regular hours; that ingress and egress shall be from S. Drexel Avenue; that the driveway shall be constructed in accordance with all applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: University of Chicago Hospitals
 APPEARANCES FOR: James Rubin
 APPEARANCES AGAINST:

CAL. NO. 27-91-Z
 MAP NO. 14-D
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 818-32 E. 61st Street and 6026-60 S. Drexel Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, University of Chicago Hospitals, for Evangelical Hospitals Corporation, owner, on December 28, 1990, filed an application for a variation of the zoning ordinance to permit, partly in a B2-3 Restricted Retail District and partly in an R5 General Residence District, parking in the required east and north yards of a proposed parking lot and to permit said lot to be lighted during the hours of 10 P.M. and 7 A.M., on premises at 818-32 E. 61st Street and 6026-60 S. Drexel Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-5. §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located partly in a B2-3 Restricted Retail District and partly 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 on February 15, 1991, the Board approved a special use application for the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at the subject site to serve a medical center building located at 5841 S. Maryland Avenue, in Calendar No. 26-91-S; that the applicant is seeking variations to allow parking in the required east and north yards and to permit the parking lot to be lighted during the hours of 10 P.M. through 7 A.M.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to fully maximize the available space in the lot for parking; that the variation seeking illumination of the parking lot during the hours of 10 P.M. through 7 A.M. is necessary for the safety and welfare of the employees of the medical center who will be using the parking lot; that the plight of the owner is due to the subject property being a reversed corner lot which necessitates the yard variations; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 27-91-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit parking in the required east and north yards of a proposed parking lot and to permit said lot to be lighted during the hours of 10 P.M. through 7 A.M., on premises at 818-32 E. 61st Street and 6026-60 S. Drexel Avenue, upon condition that the lighting shall be so designed to minimize glare and shall be directed away from residential properties; 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: The G.W. Foundation, Inc.
 APPEARANCES FOR: Kevin D. Kline
 APPEARANCES AGAINST:

CAL. NO. 28-91-S
 MAP NO. 2-J
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED— 3816 W. Taylor Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, The G.W. Foundation, Inc., owner, on December 28, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a residential care (half-way) home for persons with drug and alcohol dependency in a proposed 3-story building, in an R5 General Residence District, on premises at 3816 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-5, §7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in an 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 125' x 350' vacant parcel of land; that the applicant proposes to erect a 3-story building at the subject side for use as a residential care (half-way) home for persons with drug and alcohol dependency problems; that the applicant is a not-for-profit organization that provides drug and alcohol rehabilitation services on a need basis; that the subject facility will provide 152 beds, of which 128 will be reserved for use as part of a long term (6 months-lyear) rehabilitation program and the remaining 24 beds will be reserved for short term (up to 30 days) care; that the facility is designed to provide a dormitory-like atmosphere; that long term residents will live in rooms that contain four beds each with one washroom being provided for each group of four residents; that long-term residential rooms will be located on the 2nd and 3rd floors of the facility; that the first floor will contain dining area, kitchen, laundry room and other ancillary facilities; that the proposed residential care home will be staffed 24 hours daily by approximately 50 employees working in three shifts; that if any client shows signs of physical addiction, he or she will be transferred to a hospital for detoxification; that no medicines other than a client's regularly prescribed medicine, will be

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Cal. No. 28-91-S

administered at the facility; that the proposed use is necessary for the public convenience at this location in that there is a great need for drug and alcohol rehabilitation facilities in the City of Chicago, especially on the City's west side which currently has no long-term care facility; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility in that the premises will be enclosed by wrought iron fencing which will partially screen the facility and provide internal and external security; that adequate off-street parking will be provided partially on-site and in an off-site parking lot located directly east across a vacated public alley as provided in Calendar No. 30-91-S; that the subject site is currently an unattractive and unproductive vacant lot and that the establishment of a residential care home at the site designed and constructed in a manner sympathetic to the surrounding area will enhance the neighborhood and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a residential care (half-way) home for persons with drug and alcohol dependency in a proposed 3-story building, on premises at 3816 W. Taylor Street, upon condition that the on-site parking area located west of the proposed building shall be improved under the following conditions: that the parking area shall be enclosed, excepting the driveways, with wrought iron fencing on the south property line and with chain-link fencing on the west and north property lines; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from the alley located north of the site and from W. Taylor Street; that the driveway shall be constructed in accordance with applicable ordinances; that adequate space shall be provided outside the service area of the proposed building for trash receptacles; that medical refuse, if any, shall be processed and disposed of in a manner to protect the public health and safety; 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 W. Taylor Street from the intersection of Taylor Street and S. Independence Avenue to the westerly boundary of the applicant's property shall be improved to meet all City requirements, and that in the event the applicant is not able to enter into a cost sharing program with the City of Chicago to improve said portion of W. Taylor Street, the applicant shall assume all the costs of the improvements.

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

APPLICANT: The G.W. Foundation, Inc.
 APPEARANCES FOR: Kevin D. Kline
 APPEARANCES AGAINST:

CAL. NO. 29-91-Z
 MAP NO. 2-J
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 3816 W. Taylor Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE RESOLUTION:

THE VOTE

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

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

WHEREAS, The G.W. Foundation, Inc., owner, on December 28, 1990, 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 3-story residential care building, whose front yard will be 12.42 feet instead of 14.75 feet and whose rear yard will be 3 feet instead of 30 feet, on premises at 3816 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.9-5, §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 February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on February 15, 1991, the Zoning Board of Appeals approved the applicant's special use application for the establishment of a residential care (half-way) home for persons with drug and alcohol dependency in a proposed 3-story building, at the subject site, in Calendar No. 28-91-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations requested are necessary to erect the proposed building as designed; that compliance with the yard set back requirements of the zoning ordinance would require the height of the proposed building to be increased which would necessitate the relocation of several of the public and common area portions of the facility to the residential floors; that the plight of the owner is due to the applicant's desire to maximize the use of the ground floor level of the proposed building; that the proposed structure as designed will be compatible with existing improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

February 15, 1991

Cal. No. 29-91-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the variation be and it hereby is granted to permit the erection of a 3-story residential care building, whose front yard will be 12.42 feet instead of 14.75 feet and whose rear yard will be 3 feet instead of 30 feet, on premises at 3816 W. Taylor Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The G.W. Foundation, Inc.
 APPEARANCES FOR: Kevin D. Kline
 APPEARANCES AGAINST:

CAL. NO. 30-91-S
 MAP NO. 2-J
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 922 S. Independence Boulevard
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, The G.W. Foundation, Inc., owner, on December 28, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R5 General Residence District, on premises at 922 S. Independence Boulevard, to satisfy the parking requirement for a proposed 3-story residential care building at 3816 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 19, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-5, §7.4-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in an 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 52' x 150' vacant parcel of land; that the applicant seeks to establish an off-site accessory parking lot for 20 automobiles at the subject site; that on February 15, 1991, the Board approved the establishment of a residential care (half-way) home for persons with drug and alcohol dependency in a proposed 3-story building at 3816 W. Taylor Street, in Calendar No. 28-91-S; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the parking requirement for the aforesaid 3-story residential care building; 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 proposed parking lot is located directly east of the proposed residential care building across a vacated alley; and that the parking lot will be compatible with existing improvements in the area and will not cause substantial injury to value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

February 15, 1991

Cal. No. 30-91-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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 922 S. Independence Boulevard, to satisfy the parking requirement for a proposed 3-story residential care building at 3816 W. Taylor Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, excepting the driveways, with chain link fencing; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Independence Boulevard and via the vacated alley on the west property line; that the driveway on S. Independence Boulevard shall be constructed in accordance with applicable ordinances; that the applicant shall comply with applicable provisions of the recently passed City of Chicago Landscape Ordinance; that the lot shall be securely locked at all times when not in use by the residential care home; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with Section 5.8-5 of the zoning ordinance and with the provisions and standards hereby established under this order; and be it further

RESOLVED, that West Taylor Street shall be improved to meet all City requirements as indicated in special use application No. 28-91-S.

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

APPLICANT: Flash Wrecking & Recycling, Inc.

CAL. NO. 31-91-S

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— South side of North Avenue east of Kilpatrick extending south beyond
Division Street approximately 735 feet and addressed as 4621 W. North Ave.
SUBJECT— Application for the approval of a special use.

February 15, 1991

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: George J. and Lynda S. Gordon
 APPEARANCES FOR: George Gordon
 APPEARANCES AGAINST:

CAL. NO. 32-91-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 4047 N. Major Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, George J. and Lynda S. Gordon, for Parkway Bank and Trust, Tr. #8363, owners, on December 19, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24' x 24' x 16' high accessory garage on the rear of the lot containing parking on the ground level and storage area in the rafters above which will encroach vertically by 1 foot into the required rear yard and attached to an 8' x 24' accessory on-site carport which together exceed the allowable 630 feet by 36 sq. ft. or .57%, on premises at 4047 N. Major Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §11.7-4(11)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 28, 1991; and

WHEREAS, the district maps show that the premises is located in an 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 a R2 Single-Family Residence District; that the subject site is improved with a 2-story brick and frame single-family residence on the front of the lot and the recently constructed 24' x 24' x 16' high accessory garage with an attached 8' x 24' on-site carport on the rear of the lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the garage with storage area in the rafters above and carport are necessary to meet the needs of the applicants; that the plight of the owners is due to the need of the owners to provide additional parking and storage facilities for their family and extended family members; that the applicants erected the said garage and carport with the assistance of family and neighbors and were unaware of the necessity of obtaining a building permit and existing height limitations in the zoning ordinance; that the applicants are now seeking to legalize the garage and carport; that the storage area in the garage is not intended for additional living space for the applicants or other family members;

MINUTES OF MEETING

February 15, 1991

Cal. No. 32-91-Z

that the said garage will accommodate 2 automobiles and the carport one automobile; that no one appeared in opposition to the applicants' proposal; that the said garage and carport are compatible with existing improvements on the block, will not impair an adequate supply of light and air to adjacent properties, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 24' x 24' x 16' high accessory garage on the rear of the lot containing parking on the ground floor and storage area in the rafters above which will encroach vertically by 1 foot into the required rear yard and attached to an 8' x 24' accessory on-site carport which together exceed the allowable 630 feet by 36 sq. ft. or .57%, on premises at 4047 N. Major Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Paul A. Cecchini

CAL. NO. 33-91-S

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 15, 1991

PREMISES AFFECTED— 2614 N. Wilton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: Milka Dobrota

CAL. NO. 34-91-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 15, 1991

PREMISES AFFECTED— 1714 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

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

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

APPLICANT: Milka Dobrota

CAL. NO. 35-91-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

February 15, 1991

PREMISES AFFECTED— 1714 N. Sheffield Avenue

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

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Milka Dobrota

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1727-31 N. Sheffield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 19, 1991.

CAL. NO. 36-91-S
MAP NO. 5-G
MINUTES OF MEETING
February 15, 1991

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: St. Marks Church, Catholic Bishop of Chicago
 APPEARANCES FOR: Fr. Edward Maloney
 APPEARANCES AGAINST:

CAL. NO. 37-91-A
 MAP NO. 3-I
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED— 1048 N. Campbell Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, St. Marks Church, Catholic Bishop of Chicago, for the Catholic Bishop of Chicago, owner, on December 19, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 48 sq.ft. church bulletin which exceeds the maximum area permitted by 32 sq. ft., in an R4 General Residence District, on premises at 1048 N. Campbell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.10(B)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 1 and 2-story brick church building, a school building and a 3-story rectory building which fronts on N. Campbell Avenue; that the appellant seeks to replace a prior existing church sign with a 48 sq. ft. illuminated church bulletin board sign which will be attached to the north side wall of the rectory building; that the proposed bulletin board sign will be entirely on church property and will not project into the public way; that the proposed sign is similar in size to the previous sign board at the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a 48 sq. ft. church bulletin which exceeds the maximum area permitted by 32 sq. ft., on premises at 1048 N. Campbell Avenue, upon condition that the bulletin's illumination shall be non-flashing; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Theresa Gardi

CAL. NO. 38-91-A

APPEARANCES FOR:

MAP NO. 17-M

MINUTES OF MEETING
February 15, 1991

APPEARANCES AGAINST:

PREMISES AFFECTED— 6117 W. Touhy Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Juan Velez
 APPEARANCES FOR: Warren Spitz
 APPEARANCES AGAINST:

CAL NO. 39-91-A
 MAP NO. 7-H
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 1937 W. Diversey 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
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Juan Velez, owner, on December 18, 1990, filed an appeal from the decision of the office of the Zoning Administrator in refusing to permit a 3rd story 20.85' x 34.48' dormer addition and a 3rd story 20.58' x 8.03' rear addition to a 2-story non-conforming 2-dwelling unit building, in an M1-2 Restricted Manufacturing District, on premises at 1937 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the subject site is improved with a 3-story frame non-conforming 2-dwelling unit building; that the original 2-story building was constructed prior to the 1957 comprehensive amendment to the zoning ordinance; that the 3rd story 20.85' x 34.48' dormer addition and 3rd story 20.58' x 8.03' rear addition were constructed without obtaining the necessary building permits; that the said additions were constructed to provide additional bedroom space for the second floor dwelling unit; that the Board finds that the subject building is one in a row of four residential structures on the south side of the 1900 block of W. Diversey; that the north side of the street is located in an R4 General Residence District and is improved with all residential buildings; that although the subject site's manufacturing zoning renders the dwelling units in the subject building non-conforming, such units are exempted from the amortization provisions of Article 6 of the zoning ordinance; that the subject building and the additions thereto are well below the permitted floor area ratio for the site; that no violation of the zoning ordinance exists nor is contemplated; it is therefore

MINUTES OF MEETING

February 15, 1991

Cal. No. 39-91-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a 3rd story 20.85' x 34.48' dormer addition and a 3rd story 20.58' x 8.03' rear addition to a 2-story non-conforming 2-dwelling unit building, on premises at 1937 W. Diversey Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mike Knezevich (as agent for owner)

CAL. NO. 40-91-A

APPEARANCES FOR:

MAP NO. 24-B

APPEARANCES AGAINST:

MINUTES OF MEETING

February 15, 1991

PREMISES AFFECTED— 2940 E. 96th Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

Anthony J. Fornelli

LeRoy K. Martin, Jr.

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: P. & J. Foods

CAL. NO. 41-91-A

APPEARANCES FOR: Linda Liuzzo

MAP NO. 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING

February 15, 1991

PREMISES AFFECTED— 2828 S. Wallace Street

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, P. & J. Foods, for John and Lynda Liuzzo, owners, on December 19, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing grocery store in a 3½-story brick store building on a lot additionally improved with a 3-story residential building at the rear, in an R3 General Residence District, on premises at 2828 S. Wallace Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3½-story brick store and apartment building on the front of the lot additionally improved with a 3-story residential building at the rear; that the store is occupied by a licensed operating grocery store; that the appellant is seeking a food dispenser license for the purpose of selling coffee, donuts, sandwiches, pastas and cold cuts trays as an accessory use to the principal grocery store operation; that the dispensing of food on such a limited basis is a permitted accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food as an accessory use only in an existing grocery store in a 3½-story brick store building on a lot additionally improved with a 3-story residential building at the rear, on premises at 2828 S. Wallace Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Carol A. Klein

CAL NO. 42-91-A

APPEARANCES FOR:

MAP NO. 5-M

APPEARANCES AGAINST:

MINUTES OF MEETING

February 15, 1991

PREMISES AFFECTED— 2101 N. Monitor Avenue

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

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Rev. Ernest Smith
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 313-90-A
MAP NO. 18-G
MINUTES OF MEETING
February 15, 1991

PREMISES AFFECTED— 7356 S. Morgan Street

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Rosario Carrasco

CAL. NO. 332-90-A

APPEARANCES FOR: None

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING
February 15, 1991

PREMISES AFFECTED— 1116 S. Monitor Avenue

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Joseph Matie!lo
 APPEARANCES FOR: Mark F. Slavin
 APPEARANCES AGAINST:

CAL. NO. 255-90-S
 MAP NO. 4-H
 MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED-- 1335-57 S. Damen Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved,
 conditionally.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Joseph Matiello, for Bank of Ravenswood, Tr. #25-10402, owner, on July 25, 1990, filed an application for special use under the zoning ordinance for the approval of the continued operation of a junk yard which use was approved by the Board on May 22, 1981 with a termination date of May 22, 1986 in Calendar No. 65-81-S, in an M1-2 Restricted Manufacturing District, on premises at 1335-57 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 1990, reads:

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

and

WHEREAS, a public hearing was scheduled on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 1990 after due notice thereof by publication in the Chicago Tribune on August 27, 1990; and

WHEREAS, the Chicago Zoning Ordinance maps show that the premises are located in an M1-2 General Manufacturing District and that the premises are now also located within the State of Illinois Medical Center District (the "District") as established by the Medical Center District Act, Chapter 111 1/2 Il. Rev. Stat., §5001 et al, (the "Act") by reason of an expansion of the District's boundaries by the legislature in 1983; and

WHEREAS, a former special use permit for the subject premises was granted by the Zoning Board of Appeals for a five year term under Calendar No. 65-81-S on May 22, 1981, before the legislature expanded the boundaries of the District as to include the subject property, which special use permit terminated on May 22, 1986 and was never renewed; and

WHEREAS, the subject property is now within the jurisdiction of the State of Illinois Medical Center Commission (the "Commission") which has the statutory responsibility for approving and monitoring land uses within the District under the Act; and

WHEREAS, the public hearing was continued on September 21, 1990 and on November 16, 1990 in order to allow applicant to secure further review by the Commission with respect to his application; and

MINUTES OF MEETING
February 15, 1991
Cal. No. 255-90-S

WHEREAS, the Commission is developing the area adjacent to the subject property for medically related uses and continued use of the subject property as a junk yard is opposed by the Commission, which has filed its Objections herein, and by myriad residents, owners, neighborhood organizations and potential medically related developers in the immediate area who have submitted letters and petitions, and said use has been determined by the Commission to be inconsistent with the statutory purposes of the District as defined in the Act; and

WHEREAS, applicant has agreed to relocate his business, requires a minimum of two (2) years in order to complete the relocation process, and applicant has appeared before the Commission and committed to use his best efforts to complete his relocation within two (2) years, or to terminate the junk yard use within two (2) years, subject to the terms of this resolution; and

WHEREAS, the Commission has, by resolution, approved the terms set forth herein; and

WHEREAS, the Zoning Board of Appeals, having fully considered the submission of interested parties and the resolution approved by the applicant and the Commission, finds that continued, temporary use of the subject premises as a junk yard for a two (2) year period, pending relocation, and subject to the terms and restrictions set forth below, is consistent with the public convenience, that such temporary use is designed, located and proposed to be operated so that the public health, safety and welfare will be protected, and said temporary use will not adversely affect the value of surrounding property, and it is therefore

RESOLVED, that the application for a special use be and it hereby is approved for a two (2) year period, only, and applicant shall be allowed to continue junkyard operations on the subject property pending relocation, for said two (2) year period, conditioned upon applicant's compliance with the foregoing terms:

1. Applicant shall commence planning for relocation immediately;
2. Applicant shall use his best efforts to be fully relocated within two (2) years, or shall terminate all junk yard use on the subject premises within two (2) years;
3. Applicant shall report to the Commission at six (6) month intervals on his progress with respect to relocation, and after eighteen (18) months demonstrate, by evidence satisfactory to the Commission, his ability to complete relocation within the two (2) year term;
4. If the Commission determines, after eighteen (18) months, that applicant has not, by satisfactory evidence, proven his ability to complete relocation within the two (2) year term, the Commission may so notify the Zoning Board of Appeals and request consideration of immediate termination of this special use by the Zoning Board of Appeals;

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5. In the event applicant has not terminated use of the subject premises as a junk yard within two (2) years, the Zoning Administrator is requested to then commence enforcement proceedings, if such proceedings have not yet commenced.

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

APPLICANT: Bickerdike Redevelopment Corp.

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1615-19 N. Rockwell Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

CAL NO. 320-90-S

MAP NO. 5-I

MINUTES OF MEETING

February 15, 1991

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: St. Xavier College/Cellular One-Chicago
APPEARANCES FOR: Rolando Acosta, Linda Vernon
APPEARANCES AGAINST:

CAL NO.9-91-S
MAP NO. 24-J
MINUTES OF MEETING
 February 15, 1991

PREMISES AFFECTED— 3700 W. 103rd Street
SUBJECT— Application for the approval of a special use

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, St. Xavier College, owner, on November 30, 1990, filed and subsequently amended an application for a special use under the zoning ordinance to include Cellular One-Chicago as co-applicant for the approval of the location and the erection of a 100 feet high radio broadcast tower just north of the Central Service Center on the St Xavier College campus, in an R4 General Residence District, on premises at 3700 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 26, 1990, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 15, 1991 after due notice thereof by publication in the Chicago Tribune on January 2, 1991; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that St. Xavier College seeks a special use for the erection of a radio broadcasting tower for the college radio station behind the Central Service building located at 3700 W. 103rd Street; that Cellular One-Chicago operates a cellular mobile telephone service in the Chicago Metropolitan service area and is seeking to operate a public utility and service telephone exchange at the subject site utilizing the proposed tower; that for proper transmission of St. Xavier College's radio station broadcast signals, the broadcast antenna must be mounted 70 feet above the ground, and that the proper operation of Cellular One-Chicago's telephone exchange requires mounting of the necessary transmission and reception antennae at 100 feet above the ground; that St. Xavier College and Cellular One-Chicago propose to share a single 100 feet tower to accomplish the said antennae mountings; that the unmanned automated Cellular one-Chicago telecommunications equipment will be inside an existing building located adjacent to the tower; that the proposed radio broadcast tower will allow St. Xavier College to operate its radio station on the college campus as an integral part of the college's educational programs and will meet Cellular One-Chicago's locational requirements to satisfy customer demand in the area for its services and, as such, is necessary for the public convenience at the subject

MINUTES OF MEETING
February 15, 1991
Cal. No. 9-91-S

site; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed radio tower which will be designed and constructed in accordance with all applicable building and engineering standards and that the transmission of signals to and from the proposed installations will not interfere with other electronic reception in the area; that the proposed radio broadcast tower is located on the St. Xavier College campus away from any private residences or business uses 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 erection of a 100 feet high radio broadcast tower just north of the Central Service Center on the St. Xavier College campus for use by St. Xavier College and Cellular One-Chicago Telecommunications Service, on premises at 3700 W. 103rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: First Corinthian Missionary Baptist Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 7500-18 S. Halsted Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 19, 1991

CAL. NO. 316-90-S

MAP NO. 18-G

MINUTES OF MEETING
February 15, 1991

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPLICANT: First Corinthian Missionary Baptist Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 7501-07 S. Halsted Street

SUBJECT— Application for the approval of a special use

ACTION OF BOARD—

Case continued to
April 19, 1991.

CAL. NO. 317-91-S

MAP NO. 18-F

MINUTES OF MEETING

February 15, 1991

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

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

CAL NO. 284-90-S

APPEARANCES FOR:

MAP NO. 6-K

MINUTES OF MEETING

February 15, 1991

APPEARANCES AGAINST:

PREMISES AFFECTED— 4115 W. 26th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 19, 1991.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPLICANT: Illinois Department of Corrections, by Richard L. Kruse

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 100 N. Western Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 22, 1991.

CAL. NO. 15-91-S

MAP NO. 1-I

MINUTES OF MEETING
February 15, 1991

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

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

APPLICANT: Edward Kaloo
APPEARANCES FOR: Thomas Johnson
APPEARANCES AGAINST: Mark Kupiec

CAL. NO. 129-88-A
MAP NO. 11-H
MINUTES OF MEETING
February 15, 1991

PREMISES AFFECTED— 4750 N. Hermitage Avenue

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

ACTION OF BOARD—

Case continued to
March 22, 1991.

THE VOTE

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

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

MINUTES OF MEETING

February 15, 1991
Cal. No. 42-90-Z

Mr. Keith Lord, for Premier Ventures, Ltd., developer and applicant and for American National Bank as Trustee under Tr. #109084-08, owner, presented a written request for an extension of time in Resolution No. 42-90-Z, granted by the Zoning Board of Appeals on February 16, 1990, for the erection of a 3-story single-family residence with no front yard instead of 8.64 feet, with no north side yard and whose south side yard will be 3 feet instead of 5 feet each and whose rear yard will be 15 feet instead of 30 feet, on premises at 1749-51 N. Cleveland Avenue, and for which an extension of time was granted August 17, 1990 to February 16, 1991.

Mr. Lord stated that Premier Ventures, Ltd. now has a buyer for the single-family residence who is presently securing financing and a further extension of time is needed in order to complete the sale.

Chairman Spingola moved that the request be granted and the time of the order granting the aforesaid variations be extended to August 16, 1991, upon condition that the applicant builds the same residence as approved by the Board in said resolution. The motion prevailed by yeas and nays as follows.

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

MINUTES OF MEETING

February 15, 1991

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on March 22, 1991.

Marvin Rest

Secretary