

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, June 15, 1990

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

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

Joseph J. Spingola  
Chairman  
James E. Caldwell  
Roula Alakiotou  
Anthony J. Fornelli  
Thomas S. Moore

MINUTES OF MEETING

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Member Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 18, 1990 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas-Spingola, Caldwell, Alakiotou, Fornelli 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 808

APPLICANT: Franklin and Karen Peters  
 APPEARANCES FOR: Franklin Peters  
 APPEARANCES AGAINST:

CAL. NO. 174-90-Z  
 MAP NO. 17-0  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 6900 N. Oleander Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
	x	
x		

THE RESOLUTION:

WHEREAS, Franklin and Karen Peters, owners, on April 16, 1990, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a full 2nd story addition above and a 2-story addition to the rear of a 1-story brick single-family residence, which additions will result in a total floor area ratio of 0.57 instead of 0.50, on premises at 6900 N. Oleander Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §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 June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 39.29+ by 146' 5,850 sq. ft. corner lot improved with a 1-story 1,106 sq. ft. brick two-bedroom single-family residence; that the applicant proposes to erect a full 2nd story addition above and a 24.67' by 26' 2-story addition to the rear of the existing single-family residence; that the proposed additions exceed the allowable floor area by about 570 sq. ft.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed additions are necessary to meet the needs of the applicants and their family; that the plight of the owners is due to the necessity of providing two additional bedrooms, extra bathrooms and more habitable space to meet the needs of the applicants; that the subject property is located on a corner lot and that the proposed additions comply with the required yards and will not impair an adequate supply of light and air to adjacent property; that the proposed additions will be compatible with the majority of the existing improvements in the neighborhood which are 2-story single-family residences and that the variation in this case is minimal and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING  
June 15, 1990  
Cal. No. 174-90-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 full 2nd story addition above and a 2-story addition to the rear of a 1-story brick single-family residence, which additions will result in a total floor area ratio of approximately 0.57 instead of the maximum 0.50, on premises at 6900 N. Oleander 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: Mercy Hospital and Medical Center  
 APPEARANCES FOR: Michelle J. Klein  
 APPEARANCES AGAINST: Wayne Gertz et al

CAL. NO. 175-90-Z  
 MAP NO. 14-J  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 5635 S. Pulaski Road

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mercy Hospital and Medical Center, owner, on April 18, 1990, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a 2-story addition to the south side of a 2-story brick medical office building, with provision for 16 parking spaces instead of the required 20 spaces, on premises at 5635 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §8.11-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 110.65' x 124.84' parcel of land improved with a 2-story brick medical office building located approximately in the middle of the lot and whose west building line abuts S. Pulaski Road; that the applicant proposes to erect a 2-story 5,860 sq. ft. addition to the south side of the existing structure to include additional examining rooms, and expansion of existing physical therapy and associated spaces; 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 there is not sufficient space on the lot to allow the required 20 parking spaces; that the plight of the owner is due to the configuration of the existing building and the proposed addition on the subject lot; that the waiver of 4 parking spaces will not materially affect street parking in the area and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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Cal. No. 175-90-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story addition to the south side of a 2-story brick medical office building, with provision for 16 parking spaces instead of the required 20 spaces, on premises at 5635 S. Pulaski Road, upon condition that the applicant obtains a waiver of the barrier requirement at the public alley abutting the site to the south from the City Council to allow for ingress and egress to the 10 proposed parking spaces, pursuant to §33-19-2 of the Municipal Ordinance; that the parking area 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; that striping shall be provided; that lighting shall be provided directed away from adjacent residential properties; that ingress and egress to the 6 parking spaces located north of the subject building shall be via W. 56th Street; that the driveway on W. 56th Street shall be constructed in accordance with applicable ordinances; 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: Bond Drug Company of Illinois

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 176-90-S

MAP NO. 9-N

MINUTES OF MEETING

June 15, 1990

PREMISES AFFECTED— 6818 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
August 17, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Archie and Mildred Prater

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 5304 W. Madison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
August 17, 1990.

CAL. NO. 177-90-S

MAP NO. 1-L

MINUTES OF MEETING  
June 15, 1990

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		



ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 608

APPLICANT: Thomas Santoria  
 APPEARANCES FOR: Thomas Santoria  
 APPEARANCES AGAINST:

CAL. NO. 178-90-S  
 MAP NO. 3-H  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 909 N. Honore Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Thomas Santoria, owner, on April 18, 1990, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story brick and frame building, in an R4 General Residence District, on premises at 909 N. Honore Street; 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 194A of the Municipal Code of Chicago, specifically, §6.5-4, §7.3-4, §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 June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject site is improved with a 2-story brick building containing an existing tavern on the first floor and dwelling units on the 2nd floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for 25 years; that the applicant proposes to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant, as the new licensee, proposes to operate the tavern in such a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a 2-story brick and frame building, on premises at 909 N. Honore

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Street, upon condition that the hours of operation shall be limited to the hours between 3 P.M. and 11 P.M. Sundays through Thursdays and from 3 P.M. to 2 A.M., Fridays and Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

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

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

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

APPLICANT: Richland Group Enterprises, Inc.  
 APPEARANCES FOR: Michael H. Erde, Perry Lau  
 APPEARANCES AGAINST:

CAL NO. 179-90-Z  
 MAP NO. 6-G  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED-- 2713-15 and 2717-23 S. Quinn Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
X		

THE RESOLUTION:

WHEREAS, Richland Group Enterprises, Inc., for Herman Kravitz Trust, Michael H. Erde, Trustee, owner, on May 18, 1990, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two 3-story 5-dwelling unit buildings, whose rear yards will be 1 foot instead of the required 30 feet, on premises at 2713-15 and 2717-23 S. Quinn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §7.7-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 on July 19, 1989, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence; that the subject site consists of a 53.94' x 115' lot and a 65' x 115' lot; that the applicant proposes to erect two 3-story 5-dwelling unit buildings with an inner courtyard area and first floor indoor parking garages on the subject lots; that each dwelling unit will be approximately 2,100 sq. ft. with 3 bedrooms at a cost of \$109,000; that the architect and developer of the site stated that 10 dwelling units are needed on the site to make the project economically feasible; that the Board finds insufficient evidence to support the applicant's conclusion that an economic hardship exists in carrying out the rear yard requirement of the R4 zoning district; it is therefore

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

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

APPLICANT: E.R. James Development Corporation  
 APPEARANCES FOR: John R. Ashenden  
 APPEARANCES AGAINST:

CAL. NO. 180-90-S  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 801-19 W. Diversey Parkway  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, E.R. James Development Corporation, for Chicago Title and Trust Co., Tr. Nos. 1066542 and 1069036, owners, on April 25, 1990, 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 1 and 2-story bank building, in a B4-3 Restricted Service District, on premises at 801-19 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §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 June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on October 28, 1987, the City Council rezoned the subject site from C1-3 Restricted Commercial to B4-3 Restricted Service; that the subject site is a 28,937 sq. ft. parcel of land currently improved with a 1-story brick building containing a paint store, and a 2-story brick residential building and a parking lot; that all the current improvements will be razed for the proposed 1 and 2-story building; that the applicant proposes to erect an 18,700 sq. ft. building of which 11,950 sq. ft. will be leased to First Chicago Bank of Lincoln Park; that the remaining building space will be leased to the previous paint store use and to other small retail uses; that the proposed drive-through banking facility is necessary for the public convenience at this location to provide an additional service prevalent in today's banking 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 and in accordance with the following conditions, dated June 15, 1990, agreed to between the applicant and the Dayton/Diversey Condominium Association and the Wrightwood Neighbors Conservation Association: that the two drive-through lanes will be

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used as a drive-through banking facility only, that the only entrances to the drive-through and parking will be from N. Halsted Street, and that because the hours of operation for the drive-through facility are 24 hours daily, a barrier to restrict after-hours traffic to the west end of the site will be installed by the applicant; that the proposed drive-through facility, with provision for landscaping on W. Diversey Parkway and N. Halsted Street, 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 application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a proposed 1 and 2-story bank building, on premises at 801-19 W. Diversey Parkway, upon condition that the proposed two drive-through lanes shall be used as a drive-through banking facility only; that ingress to the drive-through facility and parking area shall be from N. Halsted Street; that egress from the drive-through facility shall be from N. Halsted Street with a "Right-Turn Only" sign posted; that egress from the parking area shall be from W. Diversey Parkway; that a barrier to restrict after-hours traffic to the west end of the site shall be installed by the applicant; that lighted directional signs shall be erected at the established entrance and exists; that there shall be no ingress nor egress from the alleys to the south of the site; that landscaping shall be provided near the W. Diversey Parkway exit and N. Halsted Street entrance and exit; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Kenneth Loose  
 APPEARANCES FOR: Lisa Weinstein  
 APPEARANCES AGAINST:

CAL. NO. 181-90-Z  
 MAP NO. 13-H  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 4823 N. Seeley Avenue

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

ACTION OF BOARD—

Variations granted

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kenneth Loose, owner, on May 2, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the enclosure of the 2nd floor rear porch and stairwell of a 2-story brick 3-dwelling unit building, with no north side yard and whose south side yard will be 2.89 feet instead of 3 feet and which enclosure will result in a 10% (222 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 4823 N. Seeley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 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, §7.6-3, §7.8-3(1), §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 2-story brick 3-dwelling unit building; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of :6.4-2(1)."; that the applicant seeks to enclose the 2nd floor rear porch and stairwell of the existing 2-story building which will result in a 10% or 222 sq. ft. increase in the amount of floor area existing in the building prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the first floor rear porch was enclosed at the time the applicant purchased the building five years ago; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used

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only under the conditions allowed by the regulations in this district in that the proposed enclosure of the 2nd floor rear porch and stairwell is necessary to provide additional living space in the applicant's 2nd floor dwelling unit; that the plight of the owner is due to unique circumstances in that the proposed enclosure was initially begun without the necessary building permit and that the applicant is now seeking to legalize the construction; that the proposed enclosure will not impair an adequate supply of light and air to adjacent properties and that the enclosure will be compatible with the existing improvements in this block which do not comply with the north and south side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the enclosure of the 2nd floor rear porch and stairwell of a 2-story brick 3-dwelling unit building, with no north side yard and whose south side yard will be 2.89 feet instead of 3 feet each and which enclosure will result in a 10% (222 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 4823 N. Seeley 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: Sheryl Marcowka  
 APPEARANCES FOR: Daniel J. Pierce  
 APPEARANCES AGAINST:

CAL. NO. 182-90-Z  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 1434 W. Barry Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	x		

THE RESOLUTION

WHEREAS, Sheryl Marcowka, for Dennis Glascott, owner, on May 4, 1990, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an attic dormer to the west side of the 2½-story frame single-family residence on the front of the lot whose west side yard will be 1.20 feet instead of 5.75 feet and the erection of a 2-story addition to the east side of the 2-story frame single-family residence on the rear of the lot with no rear yard instead of 30 feet, on premises at 1434 W. Barry Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 1, 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, §7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 25' x 125.16' lot improved with a 2½-story frame residential building on the front of the lot and a 2-story frame coachhouse residence 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 proposed dormering of the attic on the west side of the 2½-story building on the front of the lot is necessary to provide needed headroom in an interior stairwell and that the proposed 2-story addition to the rear coachhouse building is necessary to provide off-street parking for two automobiles; that the plight of the owner is due to the need to provide needed headroom in an interior stairwell which is part of the deconversion of the existing two dwelling-unit building to one dwelling unit and that the configuration of the existing 2-story coachhouse on the lot does not permit the proposed addition to be located anywhere else on the lot except in the required rear yard; and that the proposed additions will be compatible with the



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majority of the residential improvements on this block which do not conform with the west side yard requirement of the zoning ordinance and which also contain coachhouse residential structures in the rear yard; 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 an attic dormer to the west side of the 2½-story frame single-family residence on the front of the lot whose west side yard will be 1.20 feet instead of 5.75 feet and the erection of a 2-story addition to the east side of the 2-story frame single-family residence on the rear of the lot with no rear yard instead of 30 feet, on premises at 1434 W. Barry 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: Better Boys Foundation  
 ARGUMENTS FOR: Donna J. Pugh  
 APPEARANCES AGAINST:

CAL. NO. 183-90-S  
 MAP NO. 4-K  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 1504 S. Pulaski Road.  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Better Boys Foundation, owner, on May 3, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless youth on the 2nd floor of a 2-story brick building, in a C1-2 Restricted Commercial District, on premises at 1504 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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, §9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is improved with a 2-story brick apartment building; that the applicant proposes to establish a transitional shelter facility for homeless youth under 21 years of age on the 2nd floor of the subject building; that the proposed shelter facility will provide a maximum of 15 beds on the 2nd floor and ancillary uses on the first floor and basement for a period of 1 to 21 days with extensions based on individual need up to the maximum 120 days permitted under the Municipal Code of the City of Chicago; that the clients to be served by the proposed facility will be referred by city and social welfare agencies and will be assessed by the applicant for admittance to the shelter facility; that all clients of the proposed shelter must abide by a program contract and conduct codes while in residence at the facility; that professional staff and security personnel will be on premises 24 hours daily to monitor the shelter's activities; that in conjunction with other programs of the Better Boys Foundation, the proposed shelter facility will provide a broad range of supportive services designed to assist its clients in regaining stable living situations; that the establishment of a transitional shelter for homeless youth is necessary for the public convenience at this location to provide a needed service in the community; that the public health, safety and welfare will be adequately

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protected in the design and operation of the proposed facility which will meet all applicable building code regulations and all applicable provisions of the municipal and state ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter fulfills a need in the community and is consistent with the prior use of the premises as an apartment building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter limited to 15 beds on the 2nd floor for homeless youth with ancillary uses in the basement and on the 1st floor of a 2-story brick building, on premises at 1504 S. Pulaski Road, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; and that all other 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 for homeless youth or any increase in beds or the number of clients to be served, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Lambb Multi-Purpose Community Service Center  
 APPEARANCES FOR: Donna J. Pugh  
 APPEARANCES AGAINST:

CAL. NO. 184-90-S  
 MAP NO. 28-E  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 11407 S. Edbrooke Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
Abstain		

THE RESOLUTION:

WHEREAS, Lambb Multi-Purpose Community Service Center, for Catholic Bishop of Chicago, a corporation sole, owner, on May 10, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless mothers with children in a 2-story brick residential building, in an R3 General Residence District, on premises at 11407 S. Edbrooke Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 2-story brick former convent building; that the applicant proposes to establish a transitional shelter facility for homeless mothers with children from 1 to 17 years of age in the 2-story brick building on the subject site; that the shelter will provide a maximum of 50 beds on the 1st and 2nd floors and ancillary services in the basement and 1st floor of the subject building; that the clients to be served by the proposed facility will be referred by city and social welfare agencies and must abide by the shelter's rules and regulations during the term of their residence; that professional staff members will be on the premises at all times to monitor the shelter's activities; that the shelter will provide meals, after-school programs for the children, parenting sessions, and other services to its clients; that the establishment of a transitional shelter facility for homeless mothers with children is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed shelter facility which will meet all building code regulations and all applicable provisions of the municipal and state ordinances governing the establishment and operation of transitional shelter

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facilities; that the proposed use of the building on the subject site as a transitional shelter fulfills a need in the community and is consistent with the prior use of the premises as a convent and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter limited to 50 beds on the 1st and 2nd floors for homeless mothers with children up to 17 years of age and with ancillary uses in the basement and 1st floor of a 2-story brick residential building, on premises at 11407 S. Edbrooke Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; 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 for homeless mothers with children from 1 to 17 years of age or any increase in beds or the number of clients to be served, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Good Samaritan Community Services  
 REASONS FOR: Devereux Bowly, Dr. Lincoln Scott  
 APPEARANCES AGAINST:

CAL. NO. 185-90-S  
 MAP NO. 4-J  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED-- 3553-59 W. Roosevelt Road and 1207 S. Central Park Avenue

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

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Good Samaritan Community Services, for House of Prayer COGIC, owner, on May 7, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of overnight and transitional shelters for homeless men, women and children on the 2nd floor of a 2 and 3-story brick building, in a B5-2 General Service District, on premises at 3553-59 W. Roosevelt Road and 1207 S. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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, §8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 2 and 3-story brick business building containing a grocery store at 3449, a deli at 3557 and a community shelter at 3553; that the applicant operates a warming and feeding center at 3553 W. Roosevelt Road and is seeking to establish an overnight shelter and a transitional shelter facility for homeless men, women and children; that the shelter will provide a maximum of 70 transitional shelter beds on the 2nd floor of the subject building; that the first floor will continue to house retail uses and the offices of the applicant organization; that the clients to be served by the proposed shelter facilities will be referred by city and social welfare agencies; that no persons with drug, alcohol or mental problems will be accepted as clients by the facility; that separate entrances and sleeping space for men and women will be provided at the subject site; that professional staff and security personnel will be on the premises 24 hours daily to monitor the shelter's activities; that the shelters will provide job training, counselling, drug and alcohol referral services, in addition to emergency food and clothing distribution; that the establishment of overnight and transitional shelter facilities for homeless men, women and children is necessary for the public convenience

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at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facilities which will meet all building code regulations and all applicable provisions of the municipal and state ordinances governing the establishment and operation of overnight and transitional shelters; that the proposed use of the building on the subject site as overnight and transitional shelters fulfills a need in the community and is consistent with the prior use of the premises as a warming and feeding center 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 overnight shelter and a transitional shelter limited to 70 beds on the 2nd floor for homeless men, women and children in a 2 and 3-story brick building, on premises at 3553-59 W. Roosevelt Road and 1207 S. Central Park Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; that no persons with drug, alcohol or mental problems shall be accepted as clients by the shelters; that separate entrances and sleeping accommodations for men and women shall be provided; and that all other 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 said applicant vacates the subject property or transfers the overnight and transitional shelter activities 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 an overnight and transitional shelter facility for homeless men, women and children, or any increase in beds, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Hugh Gallagher  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 186-90-Z  
 MAP NO. 13-G  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 5125-27 N. Kenmore Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola			X
Roula Alakiotou	X		
James E. Caldwell	X		
Anthony J. Fornelli	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Hugh Gallagher, for James M. and Constance McKeogh, owners, on May 4, 1990, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 7-dwelling unit townhouse building, whose front yard will be 10 feet instead of 15 feet, whose south side yard will be 2.5 feet instead of 5 feet and with no rear yard instead of 30 feet, on premises at 5125-27 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District (R5 General Residence pending); 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 June 7, 1990, the Committee on Zoning recommended that the subject site be rezoned from R4 General Residence to R5 General Residence, specifically for the proposed townhouse development; that the subject subject is a 49.92' x 150' unimproved parcel of land; that the applicant proposes to erect a 4-story 7-dwelling unit townhouse building in which 2 dwelling units will be located in the required rear yard and connected to the other 5 units at the southeast corner of the lot by a second floor enclosed balcony; that enclosed garage parking for each dwelling unit is provided on the first floor; 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 to erect less than the proposed 7 dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owners is due to unique circumstances in that the proposed 4-story 7 dwelling unit townhouse building as designed requires greater horizontal land coverage and encroachment into the required yards than would a yard-conforming multi-story rental apartment building; that the proposed 4-story 7-dwelling unit townhouse building is compatible



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with the majority of the existing improvements in this block which do not comply with the front, side and rear yard requirements of the 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 4-story 7-dwelling unit townhouse building, whose front yard will be 10 feet instead of 15 feet, whose south side yard will be 2.5 feet instead of 5 feet and with no rear yard instead of 30 feet, on premises at 5125-27 N. Kenmore Avenue, upon condition that the City Council pass the rezoning of the site from R4 General Residence to R5 General Residence; 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: Western Car Wash Associates, an Illinois Limited Partnership CAL. NO. 187-90-S  
 APPEARANCES FOR: John J. Pilarski, Jr. MAP NO. 9-1  
 APPEARANCES AGAINST: MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 3636-50 N. Western Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
X		
X		
X		

THE RESOLUTION:

WHEREAS, Western Car Wash Associates, an Illinois Limited Partnership, for Chicago Title and Trust Co., Tr. #1077521 and LaSalle National Bank, Tr. #46411, owners, on May 4, 1990, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the erection of an auto laundry consisting of 1 automatic-wash building and 8 self-service bays, in a C2-2 General Commercial District, on premises at 3636-50 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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, §9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that the subject site is a 223' x 106.75' parcel of land; that the applicant proposes to erect an auto laundry facility at the subject site consisting of an 8-bay self-service car wash building at the south center of the lot and a 60 foot long drive-through automatic wash building at the northwest corner of the site, as indicated in the new site plan submitted; that most water drainage will occur within each washing area and that the water will be treated by a de-ionization process that minimizes the need for drying; that the drive-in lane to the automatic facility has sufficient length for the queuing of at least 13 automobiles; that vacuum and detailing areas will be provided; that the hours of operation of the self-service bays will be 24 hours daily and the hours of operation of the automatic bay will be from 8 A.M. to 8 P.M., daily; that attendants will be on duty during all hours of operation; that a sign designating "waiting time" will be installed if traffic at the site requires it; that the proposed use is necessary for the public convenience at this location in that there is a need for such a facility in the area;

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that the public health, safety and welfare will be adequately protected in the design and operation of the proposed auto laundry to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the existing auto-related uses on N. Western Avenue in this 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 erection of an auto laundry consisting of 1 automatic bay and 8 self-service bays, on premises at 3636-50 N. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M. for the automatic bay; that the self-service bays may be operational 24 hours daily; that attendants shall be on duty on-site during all hours of operation; that principal water drainage shall be located in each self-service unit and in the washing area of the automatic unit; that vacuum and detailing areas shall be provided; that a 6 foot high screening fence and landscaping shall be provided on the west property line to screen the facility from residential properties located across the alley to the west; that ingress to the automatic bay shall be from N. Western Avenue at the southeast corner of the site and egress from the automatic bay shall be onto W. Waveland Avenue at the northwest corner of the site; that "Do Not Enter" and "Right Turn Only" signs shall be erected at the W. Waveland Avenue exit; that ingress to and egress from the self-service bays shall be via driveways located on N. Western Avenue; that the alley abutting the site to the west shall not be used for ingress or egress; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be a stacking area for automobiles sufficient to handle the operation without causing a traffic backup onto N. Western Avenue; that an appropriate sign device designating "waiting time" shall be installed if traffic at the site warrants it; 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: George A. Graham  
 APPEALANCES FOR: Peter Regulski, George A. Graham  
 APPEARANCES AGAINST:

CAL. NO. 189-90-Z  
 MAP NO. 13-O  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 5348 N. Osceola Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation denied.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 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 194A 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 June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family 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 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 residence on the front of the lot and a detached 24' x 34' x 14' high accessory garage at the rear of the lot with access from the public alley; that the said 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 his duties; that the applicant states that a 12' x 24' portion of the garage is used for the off-street storage of the oversized vehicle and that he also uses his garage for the required reinforcement training of the dog he uses in his police duties; that the applicant also stated that he is on-call 24-hours daily and therefore needs to store his vehicle, which contains material and equipment necessary for his work, on his property; that the applicant stated that the said garage was constructed without obtaining necessary building permits out of ignorance; that the applicant is now seeking to legalize the construction; that notwithstanding

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the fact that a B-licence plate vehicle may be necessary in the performance of an individual's occupation, the Board has never permitted the parking of such a motor vehicle in a Residence District; that the Board finds that the existing garage is a gross overbuilding in the required rear yard and that the applicant could have erected a garage of sufficient size for three automobiles, in compliance with the maximum permitted; that the alleged hardship is self-created and that no evidence was presented that would indicate a particular hardship exists in carrying out the rear yard regulations of the district as required under §11.7-1 of the zoning ordinance; it is therefore

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

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

APPLICANT: Bronislaw Wnek  
 ARANCES FOR: Chris Dabrowski  
 APPEARANCES AGAINST:

CAL. NO. 189-90-Z  
 MAP NO. 7-L  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 2427 N. Luna Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS Bronislaw Wnek, owner, on May 11, 1990, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the expansion of the gable roof attic of a 2-story frame single-family residence into a full 3rd story, whose front yard will be 15.5 feet instead of 20 feet, whose north side yard will be 1.08 feet instead of 2.5 feet and which addition will result in a 13% (298 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2427 N. Luna Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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, §7.6-3, §7.7-3, §7.8-3, §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 improved with a 2-story with high basement residential building with the proposed full 3rd story addition; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the 298 sq ft. expansion of the gable attic roof into a full 3rd story, which exceeds by 13% the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, is already completed; 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 expansion of the

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of the gable attic roof into a full 3rd story is necessary to provide additional living space for the applicant and his extended family; that the plight of the owner is due to the addition being constructed without first obtaining the necessary building permit and that the applicant is now seeking to legalize the construction; that the said expansion of the gable attic roof is compatible with existing building heights on this block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon 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 and the Zoning Administrator is authorized to permit the expansion of the gable roof attic of a 2-story frame single-family residence into a full 3rd story, whose front yard will be 15.5 feet instead of 20 feet, whose north side yard will be 1.08 feet instead of 2.5 feet and which addition will result in a 13% (298 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2427 N. Luna Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: William Taylor  
 APPEARANCES FOR: Bernard I. Citron  
 APPEARANCES AGAINST:

CAL. NO. 190-90-S  
 MAP NO. 1-I  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED-- 2916 W. Lake Street  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William Taylor, for the Estate of Carmen Flores, owner, on May 10, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a kennel (Animal Pound) and training school for guard dogs in a 1-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 2916 W. Lake Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 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, §9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 subject site is located in an M1-2 Restricted Manufacturing District; that the subject site is an approximately 17,000 sq. ft. lot improved with a 1-story brick factory building which covers the entire lot; that the applicant proposes to establish a dog kennel and training school for guard dogs and security officers in the 1-story brick building on the subject site; that the proposed kennel will house 53 dogs at the present time with facilities for up to 77 dogs; that the proposed use is necessary for the public convenience at this location in that the applicant operates a guard dog service under contract with the CTA and other private clients, and to service the CTA, needs a facility in the city; that the public health, safety and welfare will be adequately protected in that all instruction and exercising of dogs will take place inside the building and that personnel will be on duty at the site 24 hours daily; that the proposed use, which will be conducted entirely within the existing building on the subject site, will be compatible with the existing manufacturing improvements in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore



MINUTES OF MEETING

June 15, 1990

Cal. No. 190-90-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 kennel (Animal Pound) and training school for guard dogs and security officers in a 1-story brick building, on premises at 2916 W. Lake Street, upon condition that all instruction and exercising of dogs shall take place within the subject premises; that personnel shall be on duty at the site 24 hours daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Cellular One-Chicago, a division of Southwestern Bell Mobile Systems, Inc.

CAL. NO. 191-90-S

APPEARANCES FOR:

MAP NO. 8-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1990

PREMISES AFFECTED— 3215 S. Hamilton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to August 17, 1990.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Barbara Gray  
 APPEARANCES FOR: Barbara Gray, James E. Kella  
 APPEARANCES AGAINST:

CAL. NO. 192-90-S  
 MAP NO. 26-E  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 10903 S. Michigan Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Barbara Gray, owner, on May 11, 1990, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern in a 3-story brick building, in a B5-2 General Service District, on premises at 10903 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §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 June 15, 1990 after due notice thereof by publication in the Chicago Tribune on May 29, 1990; 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 subject site is located in a B5-2 General Service District; that the subject site is improved with a 2-story brick store and apartment building; that the subject store premises was occupied as a tavern from November 30, 1988 to August, 1989; that the applicant proposes to re-establish a tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the re-establishment of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in such a manner as to insure that the public health, safety and welfare will be adequately protected; and that the re-establishment of a tavern in the subject premises 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 re-establishment of a tavern in a 3-story brick building, on premises at 10903 S. Michigan Avenue, 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: Wilbur and Helen Rogers

CAL. NO. 193-90-A

APPEARANCES FOR:

MAP NO. 10-I

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1990

PREMISES AFFECTED— 4537 S. Whipple Street

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

ACTION OF BOARD—

Case continued to  
August 17, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Joanne Straughn  
 APPEARANCES FOR: Joanne Straughn  
 APPEARANCES AGAINST:

CAL. NO. 194-90-A  
 MAP NO. 17-G  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 1329 W. Lunt Avenue

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
		X	X
X			
		X	
		X	
X			

THE RESOLUTION:

WHEREAS, Joanne Straughn, owner, on April 19, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a personalized greeting card service business to be operated from within the appellant's dwelling in a 3-story brick multi-dwelling unit building, in an R4 General Residence District, on premises at 1329 W. Lunt Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 9, 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 §7.3-4, §11.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990; and

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

WHEREAS, pursuant to the requirements set forth in Melrose Park National Bank v. Zoning Board of Appeals (1979), 79 Ill. App. 3d 56, 398 NE 2d 4, Chairman Spingola has reviewed the record and voted as indicated above; 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 appellant seeks to operate a personalized calligraphy greeting card service business from within her dwelling in the subject multi-dwelling unit building in order to allow her to be at home with her son while providing necessary additional family income; that the proposed business consists of maintaining personal and client mailing lists and automatically sending a hand-calligraphied greeting card for the appropriate occasion; that all sales and meetings take place at clients' offices or by telephone; that no machines are used in the proposed operation; that the Zoning Administrator denied the appellant's request for approval of a general business license for the said use due to its being in a residence district; that Members Alakiotou and Moore felt that the proposed operation as described by the appellant was almost a hobby or very similar to professional writing such as done by free-lance writers, etc. and was not in violation of the zoning ordinance; that Members Spingola, Caldwell and Fornelli, while

**MINUTES OF MEETING**  
June 15, 1990  
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sympathizing with the appellant, finds no provision in the zoning ordinance which permits operation of a business enterprise from one's dwelling in a residence district, but it does permit a Home Occupation defined as a physician, dentist, lawyer, clergyman or other professional person may use his residence for consultation, emergency treatment or performance of religious rites but not for the general practice of his profession and not for the installation or use of any mechanical or electrical equipment customarily incident to the practice of any such profession; that although the proposed use would seem to be an innocuous use, the definition of "Home Occupation" would have to be more broadly defined so as to permit such a use in a residence district; it is therefore

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

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

APPLICANT: Sam Anderson  
 APPEALANCES FOR: Pauline Anderson  
 APPEARANCES AGAINST: Delores Frank, et al.

CAL NO. 195-90-A  
 MAP NO. 22-D  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED--- 9234 S. Ellis Avenue

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

ACTION OF BOARD---

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

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Sam Anderson, owner, on April 30, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing C.B. radio tower and antenna on the roof of a -story frame residence, in an R3 General Residence District, on premises at 9234 S. Ellis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990; 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 improved with a 1-story brick single-family residence with a standard T.V. antenna on the roof near the front of the building and a C.B. radio antenna approximately 15 feet high attached to the back wall of a dormer on the north section of the roof; that the said antenna has been attached to the appellant's residence since 1976; that the appellant uses the C.B. radio as a hobby; that evidence presented shows that the said C.B. radio antenna causes disruption in this residential neighborhood by interfering with radio, television and telephone reception; that under Section 7.3-2 of the zoning ordinance the Board has no authority to permit the existing C.B. radio tower and antenna at the subject site; it is therefore

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

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

APPLICANT: Hurricane Corp./David Hirsh  
 APPEARANCES FOR: Gary Wigoda  
 APPEARANCES AGAINST: Bernard L. Stone, et al.  
 PREMISES AFFECTED-- 2339 W. Greenleaf Avenue  
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 196-90-A  
 MAP NO. 17-H  
 MINUTES OF MEETING  
 June 15, 1990

ACTION OF BOARD--

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

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Hurricane Corp./David Hirsh, for David Hirsh, owner, on April 16, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing outdoor patio beer garden in conjunction with a restaurant, in an R3 General Residence District, on premises at 2339 W. Greenleaf Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §6.5-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990; 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 improved with a 2-story frame residential-type building with the 1st floor occupied by a restaurant and lounge and which includes dining on an unenclosed lot to the east of the building and on the rear porches; that the appellant purchased the subject site in June of 1987 with the intent to open a restaurant and sell liquor in conjunction with the serving of food as the principal activity, at which time the zoning of the site was B4-2 which permitted said use; that a permit (#695577) to convert the subject building to said use was issued in May, 1988 and a revised permit (#706101) was issued January 13, 1989; that on December 21, 1988, the subject site was downzoned from B4-2 to R3 General Residence which rendered the use at the site non-conforming; that on January 17, 1989, the appellant was issued a food license and liquor license #6447, which expiration date was April 30, 1989, and that the appellant subsequently was issued a new license, #000250, with an expiration date of October 31, 1990; that the patio area is used for 6 months of the year from Noon to Midnight; that the subject patio area is located approximately 30 feet from the rear yards of condominium buildings on W. Greenleaf Avenue; that the appellant argues that the rezoning did not become effective until its due publication on January 19, 1989; that the restaurant opened on January 17, 1989 and actually served food and liquor outside on that date and that the outdoor service of food



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June 15, 1990

Cal. No. 196-90-A

and liquor is a legal non-conforming use; that objectors testified that they saw no outdoor use of the restaurant until many months after its initial opening; that residents of the condominiums testified that during the months when the outdoor patio beer garden is used they are continuously subjected to loud, obscene and obnoxious behavior by restaurant patrons using the patio area, illegal parking in no-parking zones and residential crosswalks, increased dumping of trash on neighboring lawns, revving of motorcycles, all of which has prevented a normal use and enjoyment of their back yards; that the Board finds that the subject building's restaurant and lounge is a legal non-conforming use but that there is insufficient evidence to support the appellant's contention that the outdoor restaurant use is also a legal non-conforming use; that the testimony of the neighbors indicates that the restaurant's outdoor operation was not effectively begun until many months after the restaurant's initial opening on January 17, 1989; that the outdoor use of the subject premises for serving food or liquor is an expansion of a non-conforming use in a residence district which is prohibited in Article 6 of the zoning ordinance; it is therefore

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

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

APPLICANT: John W. Gleeson  
APPEARANCES FOR: Martin J. Oberman  
APPEARANCES AGAINST:

CAL. NO. 197-90-A  
MAP NO. 7-F  
MINUTES OF MEETING  
June 15, 1990

PREMISES AFFECTED-- 675 W. Wrightwood 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  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: George Sirack

CAL. NO. 106-90-S

ARRANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1990

PREMISES AFFECTED— 2047-49 W. Dickens Avenue

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

ACTION OF BOARD—

Case continued to  
August 17, 1990.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Lively Stone M.B. Church

CAL NO. 109-90-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1990

PREMISES AFFECTED-- 4911-13 W. Chicago Avenue

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

ACTION OF BOARD--

Case continued to August 17, 1990.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Rosalva G. Torres  
 APPEALANCES FOR: Guillermo Gomez  
 APPEARANCES AGAINST:

CAL NO. 124-90-A  
 MAP NO. 4-G  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED-- 2122 S. May Street

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

ACTION OF BOARD--

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

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rosalva G. Torres, owner, on March 1, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story frame building as 5-dwelling units, in an M2-2 General Manufacturing District, on premises at 2122 S. May Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 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, §10.3-2, §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 June 15, 1990; 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 said non-conforming use is located in an M2-2 General Manufacturing District; that the evidence presented indicates that the 2-story frame building on the subject site has been occupied as 5-dwelling units since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue to occupy the subject building as 5-dwelling units, provided the building is brought into compliance with all applicable building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 2-story frame building as 5-dwelling units, on premises at 2122 S. May Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ernest Romano  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 125-90-A  
MAP NO. 5-H  
MINUTES OF MEETING  
June 15, 1990

PREMISES AFFECTED— 1948 N. Leavitt Street  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for  
want of prosecution.

THE VOTE

Joseph J. Spingola  
Roula Alakiotou  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Rigoberto Perez and Zenaida Perez  
 APPEARANCES FOR: Rigoberto Perez  
 APPEARANCES AGAINST:

CAL. NO. 126-90-A  
 MAP NO. 10-I  
 MINUTES OF MEETING  
 June 15, 1990

PREMISES AFFECTED— 2665 W. Pershing Road

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

ACTION OF BOARD—

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

THE VOTE

Joseph J. Spingola  
 Roula Alakiotou  
 James E. Caldwell  
 Anthony J. Fornelli  
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rigoberto Perez & Zenaida Perez, owners, on February 23, 1990, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sale of bridal gifts and religious goods in a 1 and 2-story frame store and apartment building, in an R3 General Residence District, on premises at 2665 W. Pershing Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1990; 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 1 and 2-story frame store and apartment building; that the subject store premises has been occupied by business uses, the last use have been a tailor shop with drop-off dry cleaning station; that the appellants purchased the property in November of 1989, which at that time contained fixtures and equipment from the previous business uses; that the change of use from a tailor shop, a B2 use, with dry-cleaning station, to a bridal and religious goods gift shop, a B2 use, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the retail sale of bridal gifts and religious goods in a 1 and 2-story frame store and apartment building, on premises at 2665 W. Pershing Road, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M., Mondays through Saturdays; 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:

Clayton Root, et al.

CAL. NO. 129-90-A

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 15, 1990

PREMISES AFFECTED—

2835-41 N. Lakewood Avenue and 2860-64 N. Lincoln Avenue

SUBJECT—

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

ACTION OF BOARD—

Case continued to  
August 17, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		



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

APPLICANT: Magnimet Corporation, a Delaware Corp.

APPEARANCES FOR: None

APPEARANCES AGAINST:

PREMISES AFFECTED— 3024 E. 104th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

CAL. NO. 49-90-S

MAP NO. 26-B

MINUTES OF MEETING

June 15, 1990

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: A & R Wholesale Meats  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 57-90-A  
MAP NO. 7-1  
MINUTES OF MEETING  
June 15, 1990

PREMISES AFFECTED-- 3034 N. California 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  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

**APPLICANT:** Marcey Limited Partners, and Illinois Limited Partnership  
**APPEARANCES FOR:**  
**APPEARANCES AGAINST:**

**CAL. NO.** 83-90-S  
**MAP NO.** 5-G  
**MINUTES OF MEETING**  
June 15, 1990

**PREMISES AFFECTED—** 1780 N. Marcey Street  
**SUBJECT—** Application for the approval of a special use.

**ACTION OF BOARD—**

Case continued to  
July 20, 1990.

**THE VOTE**

Joseph J. Spingola  
Roula Alakiotou  
James E. Caldwell  
Anthony J. Fornelli  
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: George W. Craven and Jane A. Gallery

CAL. NO. 93-90-A

MAP NO. 7-F

APPEARANCES FOR:

MINUTES OF MEETING

APPEARANCES AGAINST:

June 15, 1990

PREMISES AFFECTED— 2469 N. Geneva Terrace

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

ACTION OF BOARD—

Case continued to August 17, 1990.

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 308

APPLICANT: Rail-It Limited Partnership

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 4501 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to special hearing on July 6, 1990.

CAL. NO. 173-90-S

MAP NO. 1-K

MINUTES OF MEETING

June 15, 1990

THE VOTE

Joseph J. Spingola

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

MINUTES OF MEETING

June 15, 1990

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on July 6, 1990.

*Marion Rest*  
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Secretary