

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, June 19, 1987

at 9 A.M. and 11:00 A.M.

The following members were present and constituted a quorum:

Jack Guthman
Chairman
Rafael R. Rios
Lawrence E. Kennon
Roula Alakiotou

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Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 22, 1987 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Rios, Kennon and Alakiotou. Nays- None.
Absent- Howlett.

* * * * *

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

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

APPLICANT: David and Elizabeth Florence
APPEARANCES FOR: William S. Singer
APPEARANCES AGAINST: Monte Viner, Steven Mayeri

CAL. NO. 114-87-Z
MAP NO. 7-F
MINUTES OF MEETING
June 19, 1987

PREMISES AFFECTED— 507 W. Barry Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman
Roula Alaklotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, David and Elizabeth Florence, owners, on May 15, 1987, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, an 8 feet by 19 feet automobile parking space in front of a three-story brick attached single family residence, which parking space will be located 9 feet instead of 13.95 feet from the front lot line, on premises at 507 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 1987 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, §7.7-6, §7.12(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

WHEREAS, the district maps show that the premises are located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is a 19.5 feet by 116.25 feet lot with no alley access, improved with a three-story brick attached single family residence with a 28 feet front yard; that the applicants seek to provide an 8 feet by 19 feet parking space for one automobile on a concrete pad located 9 feet from the front lot line; that a driveway permit was issued by the Department of Public Works and subsequently the applicants installed the concrete parking pad in the 28 feet front yard; that although the required 8 feet wide by 19 feet long parking space will encroach 4.95 feet into the required 13.95 feet front yard, the applicants' 15.5 feet long automobile will encroach only 1.45 feet into the required front yard when parked; 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 parking space in the required front yard is necessary to meet the need of the applicants for a convenient and safe place to park their automobile; that the plight of the owner is due to unique circumstances in that there is no alley access to the subject lot; that the parking of one automobile slightly encroaching into the required front yard, with provision for landscaping of the remaining portion of the front yard abutting the residence

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Cal. No. 114-87-Z

to the west, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements do not comply with the front 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 an 8 feet by 19 feet automobile parking space in front of a three-story brick attached single family residence, which parking space will be located 9 feet instead of 13.95 feet from the front lot line, on premises at 507 W. Barry Avenue, upon condition that the parking space shall be for one automobile only; that the portion of the front yard not used for the concrete parking pad shall be landscaped; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Booth & Gray, Inc.

CAL. NO. 115-87-S

APPEARANCES FOR:

MAP NO. 18-D

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1987

PREMISES AFFECTED— 7300-20 S. Stony Island Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Louis R. Zefran
 APPEARANCES FOR: Patrick Crotty
 APPEARANCES AGAINST:

CAL. NO. 116-87-S
 MAP NO. 4-H
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— 1944-48 W. Cermak Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Louis R. Zefran, owner, on May 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 1944-48 W. Cermak Road, to serve a funeral home located at 1943 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed parking lot is necessary for the public convenience at this location to provide parking for visitors to a funeral home located at 1943 W. Cermak Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the mixed uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1944-48 W. Cermak Road, to serve a funeral home located at 1943 W. Cermak Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of visitors to the funeral home and that no commercial vehicles shall be parked upon

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said lot at any time; that the lot shall be improved with a compacted macadam base , not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a 5 feet high chain link fence, excepting the portion used as a driveway; that the parking stalls shall be designated by striping; that lighting shall be provided that reflects away from abutting residential property; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking lot shall be limited to the hours between 9 A.M. and 9:30 P.M., daily; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: General Parking Corporation

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 616 S. Michigan Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 17, 1987.

CAL. NO. 117-87-S

MAP NO. 2-E

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THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
X		
		X
X		
X		

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

APPLICANT: Catholic Bishop of Chicago
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 118-87-Z
 MAP NO. 16-N
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED-- 6334-56 S. New England, 6901-31 W. 63rd Place and 6900-30 W. 64th St.
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, the Catholic Bishop of Chicago, owner, on May 20, 1987, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 45 feet tall church structure whose floor area ratio will be 0.65 instead of 0.50, with no provision for one loading berth, with on-site parking space for 56 instead of 61 automobiles, and which parking area will provide a 5 feet east front yard instead of 30 feet and north and south side yards of 15 feet instead of 22.5 feet each, on premises at 6334-56 S. New England Avenue, 6901-31 W. 63rd Place and 6900-30 W. 64th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2, §7.9-2, §7.11-2, §7.12(7), §7.12-1(2)(11)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a two-story brick school building located in the north-east corner of the lot; that church services are presently being held in the school building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations are necessary due to the division of a parcel of land into the subject site lot and another lot, which contains a playground area and rectory building; that the plight of the owner is due to unique circumstances in that the proposed 45 feet tall church structure will comply with the required setbacks, but greater parking setbacks are required due to the height of the structure and the reversed corner nature of the lot; that the waiver of the one loading berth will not materially affect the church; that the waiver of 5 on-site parking spaces will not affect off-street parking in the area; and that the variations, if granted, will

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not alter the essential character of the locality in that adequate side yards and landscaping are provided; 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 45 feet tall church structure whose floor area ratio will be 0.65 instead of 0.50, with no provision for one loading berth, with on-site parking for 56 instead of 61 automobiles, and which parking area will provide a 5 feet east front yard instead of 30 feet and north and south side yards of 15 feet instead of 22.5 feet each, on premises at 6334-56 S. New England Avenue, 6901-31 W. 63rd Place and 6900-30 W. 64th Street, upon condition that the parking areas shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the parking areas which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be erected on the periphery of the parking areas, excepting the portions used as driveways; that lighting and striping shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveways shall be constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Ghulam J. Dhar
 APPEARANCES FOR: Kurt D. Freedlund
 APPEARANCES AGAINST:

CAL. NO. 119-87-Z
 MAP NO. 12-D
 MINUTES OF MEETING
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PREMISES AFFECTED— 4752 S. Kimbark Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Ghulam J. Dhar, for American National Bank, Tr. #49793, owner, on May 21, 1987, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the re-subdivision of an irregularly shaped lot improved with a two-and-a-half story brick single-family residence to a 100 feet by 122.67 feet rectangular lot, thereby creating an unimproved west rear yard of approximately 11 feet instead of the required 30 feet, on premises at 4752 S. Kimbark Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 1987 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, §7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

WHEREAS, the district maps show that the premises are located in an R1 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is an irregularly shaped lot improved with a 2-1/2 story brick single family residence; that the applicant seeks to create a 100 feet by 122.67 feet rectangular lot, in agreement with the owner of the adjacent irregularly shaped lot to the west, which would create a regular boundary line thereby giving each property owner fee simple title to the portions of property which each property owner now uses pursuant to cross-easement agreements entered into approximately 20 years ago; 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 without the requested re-subdivision of the irregularly shaped lot to a 100 feet by 122.67 feet rectangular lot, the applicant will not be able to hold fee simple title to the entire parcel of property on which the residence located, thereby hindering the marketability of his property; that the plight of the owner is due to the irregularly shaped lot boundary line between the applicant's property and the

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adjacent property to the west; that the variation, if granted, will not alter the essential character of the locality in that no visual changes, excepting an existing fence separating the two properties, will result from the re-subdivision; 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 re-subdivision of an irregularly shaped lot improved with a 2-1/2 story brick single family residence to a 100 feet by 122.67 feet rectangular lot, thereby creating an unimproved west rear yard of approximately 11 feet instead of the required 30 feet, on premises at 4752 S. Kimbark 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: Butternut Square Associates

CAL. NO. 120-87-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1435-71 W. Webster Avenue and 1406-62 W. Shakespeare Avenue

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

ACTION OF BOARD—

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

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

CAL. NO. 121-87-S
 MAP NO. 15-N
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— to the rear of and across the alley from 6111-23 N. Northwest Highway
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, John J. Pikarski, Jr., for Citizens Bank and Trust Company of Park Ridge, Tr. #66-5422, owner, on May 22, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B5-2 General Service District, on premises to the rear of and across the alley from 6111-23 N. Northwest Highway, to serve a proposed four-story business and residential building located at 6111-23 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 1987 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 19, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that on May 13, 1987, the City Council rezoned the subject site and property located across the alley at 6111-23 N. Northwest Highway to B5-2 General Service for the purpose of erecting a four-story business and residential building to be served by the proposed parking lot as accessory off-site parking; that on October 11, 1960 in Cal. No. 469-60-A, the Board approved the use of the subject site by an automobile dealership and moving company located at 6121-31 N. Northwest Highway for the open storage of automobiles and moving trailers, finding, in part, that the subject site had been used for motor vehicle storage since prior to the time of the passage of the 1923 Chicago Zoning Ordinance; that the proposed parking lot is necessary for the public convenience at this location to provide additional accessory resident and guest parking for the proposed four-story business and 26-dwelling unit residential building to be located at 6111-23 N. Northwest Highway; that the public health, safety and welfare will be

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adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at to the rear of and across the alley from 6111-23 N. Northwest Highway, to serve a proposed four-story business and residential building located at 6111-23 N. Northwest Highway, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of residents and guests of the proposed business and residential building located at 6111-23 N. Northwest Highway; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails not less than 2 feet in height shall be erected on the periphery of the lot excepting the portion used for ingress and egress; that the parking stalls shall be designated by striping; that lighting shall be provided that all reflect away from adjacent residential property; that ingress and egress shall be from the existing alley; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Ronald L. Ysla
 APPEARANCES FOR: Gary Tweet
 APPEARANCES AGAINST:

CAL. NO. 122-87-S
 MAP NO. 1-G
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— 813-23 W. Superior Street.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Ronald L. Ysla, for Harry Bastermajian, owner, on May 22, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M2-4 General Manufacturing District, on premises at 813-23 W. Superior Street, to satisfy the parking requirements for an 8,000 square feet office addition to a two-story brick building located at 832 W. Superior Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1987 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, §10.16-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

WHEREAS, the district maps show that the premises are located in an M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-4 General Manufacturing District; that the applicant proposes to lease 16 accessory parking spaces in the existing parking lot at the subject site to satisfy the parking requirements for an 8,000 square feet office addition to a two-story building located at 832 W. Superior Street; that the subject site is located in an area characterized by on-going business development; that the terms of the proposed lease runs from July 1, 1987 to June 30, 1992, with an option to renew for an additional five year term; that there is no guarantee the existing parking lot containing the proposed parking spaces will remain at its present location for as long as the applicant conducts his business at the 832 W. Superior Street location; and that the Board finds that the terms of the proposed lease are not sufficient to fulfill the parking requirements for the aforementioned 8,000 square feet addition to the building located at 832 W. Superior Street; it is therefore

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

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

APPLICANT: Michael Baranowski
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST: Kevin F. Alexander, et al.

CAL. NO. 123-87-A
MAP NO. 15-M
MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED-- 5682 N. Milwaukee Avenue and 5663 N. Mason 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

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alaklotou	X		
Michael J. Howlett			X
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Michael Baranowski, for Citizens Bank and Trust Company of Park Ridge, Tr. #4162, owner, on May 21, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile repair shop including body repair and painting in a one-story brick building, in a B4-1 Restricted Service District, on premises at 5682 N. Milwaukee Avenue and 5663 N. Mason Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 1987 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the one-story brick building on the subject site has been occupied by business uses, the last use having been automobile radiator storage and repair, which use ceased operation in 1987 when the appellant took over the premises; that the Board finds that comparatively, the applicant automobile repair shop including body repair and spray painting is a more intensive use of the premises in terms of noise levels, environmental pollution and customer traffic, than the prior automobile radiator storage and repair business; and that under §6.4-7 of the zoning ordinance the Board has no authority to permit the use at the 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 806

APPLICANT: Anna Burdo
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Kathy Osterman, et al.

CAL. NO. 124-87-A
 MAP NO. 13-G
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— 1061 W. Bryn Bawr 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

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Anna Burdo, for Bank of Ravenswood, Tr. #7334, owner, on May 20, 1987 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a pawn shop in conjunction with a retail jewelry business in a one-story brick multi-store building, in a B2-4 Restricted Retail District, on premises at 1061 W. Bryn Mawr Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987; and

WHEREAS, the district maps show that the premises are located in a B2-4 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-4 Restricted Retail District; that the appellant proposes to establish a pawn shop in conjunction with a retail jewelry business in a one-story brick multi-store building on the subject site; that a jewelry store is a permitted use in a B2-4 Restricted Retail District; that a pawn shop requires B4 Restricted Service zoning; that testimony presented indicates that the pawn shop activity will not be subordinate to the principal retail jewelry sales activity; that other merchandise will be accepted for pawn; that the proposed pawnshop activity is not an accessory use, as defined, to the retail jewelry sales activity; that under §8.3-2 the Board has no authority to permit the establishment of a pawn shop in conjunction with a retail jewelry business 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: Bernard Rowgalo

CAL. NO. 125-87-A

APPEARANCES FOR:

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1987

PREMISES AFFECTED— 4307 N. Bernard Street

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

ACTION OF BOARD—

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Sandy Feinglass
 APPEARANCES FOR: Sandy Feinglass
 APPEARANCES AGAINST:

CAL. NO. 126-87-A
 MAP NO. 3-F
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— 1040 N. Dearborn 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

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Sandy Feinglass, for Inland Real Estate, owner, on May 21, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit audio/video repair in conjunction with the sale of televisions and video recorders in a ten-story brick store and apartment building, in an R7 General Residence District, on premises at 1040 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1987 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, §7.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987; and

WHEREAS, the district maps show that the premises are located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R7 General Residence District; that the appellant has operated his retail television and video recorder sales business in the non-conforming store in the ten-story brick store and apartment building on the subject site since 1979; that no repair work is done on the premises; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to continue to operate his business in the non-conforming store in the building at the subject site; 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 sale of televisions and video recorders in a ten-story brick store and apartment building, on premises at 1040 N. Dearborn Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Fridays and 9 A.M. and 5 P.M., Saturdays; and 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: New World Automotive Distributors, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 127-87-A
MAP NO. 13-G
MINUTES OF MEETING
June 19, 1987

PREMISES AFFECTED— 4860 N. Clark Street

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

ACTION OF BOARD—

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman
Roula Alakiotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Inland Property Management, Inc.

CAL. NO. 128-87-A

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1987

PREMISES AFFECTED— 6030 N. Sheridan Road

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

ACTION OF BOARD—

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

Case continued to
July 17, 1987.

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

APPLICANT: Maricela S. Lopez
 APPEARANCES FOR: Maricela S. Lopez
 APPEARANCES AGAINST:

CAL. NO. 129-87-A
 MAP NO. 6-I
 MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— 2900 W. 25th Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Maricela S. Lopez, for Josephina Leal, owner, on May 1, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2900 W. 25th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 1, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the non-conforming store in the building on the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been a barber shop and storage of the barber shop equipment and materials; that the change of use to a beauty shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in a two-story brick store and apartment building, on premises at 2900 W. 25th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 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: Delores Villanueva
APPEARANCES FOR: Delores Villanueva, Daniel Mendoza
APPEARANCES AGAINST:

CAL NO. 130-87-A
MAP NO. 12-G
MINUTES OF MEETING
 June 19, 1987

PREMISES AFFECTED— 1508 W. 48th 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

Jack Guthman
Roula Alaklotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Delores Villanueva, for Asuneion and Maria Rivas, owners, on May 5, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a two-story frame store and apartment building, in an R3 General Residence District, on premises at 1508 W. 48th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the building on the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been a beauty shop, which recently ceased operation; that the appellant has a right to establish a beauty shop in the non-conforming store at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in a two-story frame store and apartment building, on premises at 1508 W. 48th Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ugly Duckling Rent-A-Car, Inc.

CAL. NO. 131-87-A

APPEARANCES FOR:

MAP NO. 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1987

PREMISES AFFECTED— 301 E. 63rd Street

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

ACTION OF BOARD—

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman
Roula Ataklotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Mid-Central Associates, Inc., an Illinois Corporation

CAL. NO. 59-86-A

APPEARANCES FOR:

MAP NO. 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 19, 1987

PREMISES AFFECTED— 1847-1911 W. 87th Street

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

ACTION OF BOARD—

UPON REMAND FROM
THE CIRCUIT COURT:

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: 223 W. Ontario St. Assoc. Ltd., d/b/a Ditka's
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 101-87-S
MAP NO. 1-F
MINUTES OF MEETING
June 19, 1987

PREMISES AFFECTED— 320 W. Erie Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 17, 1987.

THE VOTE

Jack Guthman
Roula Alakiotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Christ Center Church of God
 APPEARANCES FOR: Drella C. Savage
 APPEARANCES AGAINST: Albertina Bozeman, et al.
 PREMISES AFFECTED— 8319 S. Racine Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 80-87-S
 MAP NO. 20-G
 MINUTES OF MEETING
 May 22, 1987 and
 June 19, 1987

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Christ Center Church of God, for Arado Partnership, owner, on March 6, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-2 Restricted Service District, on premises at 8319 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1987 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, §8.3-4."

and

WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on May 22, 1987 and June 19, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the establishment of a church at this location is necessary to meet the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will meet all building code regulations for places of assembly and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed church will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story brick building, on premises at 8319 S. Racine Avenue, upon condition that the parking areas cutting north and south of the church building shall be used solely for the parking of private passenger automobiles of members of the congregation only and that no commercial vehicles shall be parked upon said lot at any time; that the parking areas shall be improved

MINUTES OF MEETING

May 22, 1987 and

June 19, 1987

Cal. No. 80-87-S

with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the parking areas which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking areas shall be enclosed by 6 feet high chain link fences, excepting the portions used as driveways; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided that will reflect away from abutting residential properties; that ingress and egress shall be from S. Racine Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that the alley abutting the site shall not be used for ingress nor for egress; that the parking areas shall be securely locked at all times when not in use by the applicant church; that there shall be no loudspeakers on the church property; that no commodities of any kind shall be sold outside the church premises on the public sidewalk; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking areas in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

MINUTES OF MEETING

June 19, 1987

Cal. No. 150-86-S

Mr. Marshall A. Mauer, for Congregation Chesed L'Avrohom Nachlas David, owner, submitted a request to amend the special use application approved by the Zoning Board of Appeals on June 20, 1986 for the erection of a one-story synagogue in a B4-2 Restricted Service District, on premises at 3135 W. Devon Avenue, Cal. No. 150-86-S.

Mr. Mauer requests that the resolution be amended to approve the erection of a two-story synagogue building instead of a one-story and basement synagogue building.

Mr. Mauer presented a letter from Hansen Associates, Architects, which states that soil borings taken to determine the subsurface conditions show that the soil at the basement level is very soft and that a "raft" type foundation is required. It was further stated that this kind of foundation is extremely expensive and that also settlement and water leakage will probably occur. Based on these facts, the basement space must be placed on the 2nd floor.

Motion was made by Chairman Guthman to amend the resolution to approve the erection of a two-story synagogue building. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Rios, Kennon and Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING

June 19, 1987

Cal. No. 255-87-Z

Mr. John F. Hartray, Jr., for Ronald L. Ysla, presented a request to amend an application for a variation of the zoning ordinance granted by the Zoning Board of Appeals on September 19, 1986, to permit the erection of a three-story plus penthouse five-dwelling unit townhouse building, whose north front yard will be 5 feet instead of 12.5 feet, whose east side yard will be 6 inches instead of 7.5 feet, on premises at 143-51 W. Schiller Street, Cal. No. 255-86-Z.

Mr. Hartray requested the resolution be amended to read: "...and with a 4 feet 4 inches west side yard;" instead of "...and with a five feet west side yard;".

Mr. Hartray stated that due to a measurement error, the west wall of the project has been located so as to leave a west side yard of 4 feet 4 inches rather than the five feet called for in the Board resolution of September 19, 1986. He stated that the granting of this amendment will prevent the applicant from having to demolish and relocate this wall, at a considerable expense, which has now been carried up to a height to two stories.

Chairman Guthman moved that the amendment be granted. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Rios, Kennon and Alakiotou. Nays- None. Absent-Howlett.

MINUTES OF MEETING

June 19, 1987

Cal. No. 196-85-S

Ms. Bonnie G. Walt, for Tishman Speyer Quincy Venture, presented a request to modify the effective date of a special use approved by the Board on June 14, 1985, Cal. No. 196-85-S, with an extension of time granted until June 14, 1987, which permitted the erection of a six-story seven-level parking structure on premises in an area bounded by W. Adams Street, S. Clinton Street, W. Quincy Street and S. Jefferson Street to provide the required accessory parking for the Gateway Office Complex situated within Business Planned Development No. 27, as amended.

Ms. Walt stated that the above special use was specifically tied to Business Planned Development No. 27, as amended, which was approved by the Chicago Plan Commission on May 16, 1985 but was not approved by the City Council until April 1, 1987. So as not to be in conflict with §11.10-5 of the zoning ordinance which limits the time for securing all permits for a special use to a maximum two years from the date of approval, it is requested that the effective date of approval of the special use granted by the Board on June 14, 1985, Cal. No. 196-85-S, be construed as that of April 1, 1987 to coincide with the April 1, 1987 passage of the companion zoning amendment.

Ms. Walt further states that approval of this request would avoid the potential for an inconsistency between a Council ordinance and a Board order created by an unavoidable conflict in effective dates.


Mr. Kennon moved that the request be granted and that the effective date of the special use granted in Cal. No. 196-85-S be set as April 1, 1987. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Rios, Alakiotou. Abstain- Guthman. Absent- Howlett.

MINUTES OF MEETING
June 19, 1987

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 17, 1987.


Secretary