

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

in the matter of Calendar No. 152-89-A

held in Rm. 569 County Building, on Friday, June 16, 1989 at 2:00 P.M.

and

MINUTES OF THE SPECIAL MEETINGS OF THE  
ZONING BOARD OF APPEALS

in the matter of Calendar No. 152-89-A

held in Rm. 569 County Building, on Monday, June 26, 1989 & Monday, July 10, 1989

at 10:00 A.M.

The following were present and constituted a quorum:

Lawrence E. Kennon

Chairman

James E. Caldwell

Michael J. Howlett

Roula Alakiotou

Anthony J. Fornelli

MINUTES OF MEETING

July 10, 1989

Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 16, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

The Board thereupon continued its special meeting in the matter of Calendar No. 152-89-A, taking action designated on the face of the resolution.

APPLICANT: 175 E. Delaware Place Home Owner's Association  
 APPEARANCES FOR: Thomas J. Murphy, William S. Singer, Ellis Levin  
 APPEARANCES AGAINST: Earl L. Neal, Langdon D. Neal, F.A. Reichelderfer  
 PREMISES AFFECTED— 875 N. Michigan Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL NO. 152-89-A  
 MAP NO. 3-E  
 MINUTES OF MEETING  
 June 16, 1989  
 June 26, 1989  
 July 10, 1989

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, on April 26, 1989, the Zoning Administrator rendered a decision that a proposed 12,000 sq. ft. atrium and colonnade addition to the front of the 100-story John Hancock Building at 875 N. Michigan Avenue meets the requirements of the Chicago Zoning Ordinance and, therefore, zoning certification is granted; and

WHEREAS, on May 3, 1989, the 175 E. Delaware Place Home Owner's Association filed an appeal from said decision with the Zoning Board of Appeals, pursuant to §11.8-1 of the zoning ordinance; and

WHEREAS, the Board received some letters in support of the proposed addition and thousands of letters against; and

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 and subsequent special meetings held on June 26, 1989 and July 10, 1989; and

WHEREAS, the district maps show that the premises is located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject zoning lot contains 103,823 sq. ft. of area with frontage on N. Michigan Avenue, E. Delaware Place, E. Chestnut Street, and N. Mies Van der Rohe and is improved with the 100-story John Hancock Center Building; that the building consists of commercial space from the concourse level to the 5th floor, parking on floors 6 to 12, offices on floors 13 to 16 and 18 to 41, mechanical equipment on floors 16, 17, 42 and 43, lobby on floor 44, condominium dwellings on floors 45 to 92 and commercial space on floors 93 to 99; that the John Hancock Mutual Life Insurance Company, owner of the commercial and office space in the subject building, proposes to erect to the front of said building a 12,000 sq. ft. glass-enclosed sloped atrium rising to a height of 57 feet and flanked on both sides by proposed 1-story 1,900 sq. ft. each roofed-over colonnades, for which zoning certification was granted by the Zoning Administrator on April 26, 1989; that on May 3, 1989, the 175 E. Delaware Place Home Owner's Association, owners of the condominium dwelling units in the building, filed an appeal from said decision with the Zoning Board of Appeals, alleging that the proposed addition does not meet the requirements of the zoning ordinance and that the Zoning Administrator erred in

MINUTES OF MEETING

June 16, 1989, June 26, 1989 and  
 July 10, 1989  
 Cal. No. 152-89-A

his decision; that the appellants contend the proposed additions exceed the allowable floor area ratio for the site and cannot meet the additional parking and loading requirements; that the Zoning Administrator's final floor area and floor area ratio calculations, pursuant to §8.5-6(1) and (4a) of the zoning ordinance are as follows:

	FAR	Floor Area
Base FAR	12.00	1,245,882.00
Three 20-foot setback @ grade	6.00	622,941.00
Grade level open space	0.66	68,035.14
Above grade level open space	6.38	662,105.95
Total allowable FAR	25.03	2,598,964.09
Actual FAR	24.03	2,495,150.87

that the calculations indicate the existing building and proposed addition has a floor area ratio of 24.03 and that a floor area ratio of up to 25.03 is permitted, therefore the proposal meets the floor area ratio requirements of the zoning ordinance; that the Administrator testified that he considered the Michigan Avenue, Delaware Place and Chestnut Street frontages as having unobstructed 20 foot open space setbacks and thereby each qualified for a 2.0 FAR bonus and that inasmuch as the aforesaid calculations justified his approval of the proposed floor area ratio, there was no need to consider whether or not the Mies Van der Rohe frontage qualified for any additional bonus; that he stated he used previous records in determining that the building contained 650 parking spaces, of which 630 spaces were required for the existing uses and 10 additional spaces for the proposed addition, that no additional loading area was required for the addition, and that the proposal meets all of the requirements of the zoning ordinance; that the appellants allege the Zoning Administrator's determination in granting the Delaware Place frontage and the Chestnut Street frontage a floor area ratio bonus of 2.0 each is in error, due to the intrusion into the required 20 feet open space by the proposed 1-story roofed-over colonnade and the existing 6-story spiral parking ramp structure built to the Chestnut Street lot line; that the appellants contend that the Delaware Place frontage qualifies for only a 1.5 bonus due to the proposed colonnade and that the Chestnut Street frontage does not qualify for the 20 foot setback bonus of 2.0 due to the location of the existing parking ramp structure and that these reductions put the building over the allowable floor area ratio; that they further contend that the building was built to the maximum allowable FAR and that all existing open space setbacks are legally required and cannot be intruded upon and that the building contains only 526 parking spaces and 13 loading berths which does not meet parking and loading requirements for the existing building and therefore a permit cannot legally issue for any addition; and

WHEREAS, the Board finds the following: that the appellants are an aggrieved party and have standing to bring this appeal; that §8.5-6(4a) provides that

"On any zoning lot where the first story above grade is set back at least 20 feet from the lot line for the entire frontage of the zoning (emp. added) lot on a public street a premium of 1.5 for each such street may be added to the permissible floor area ratio, provided that the lot area within such 20 feet of the street shall be suitably paved and/or landscaped and otherwise unobstructed except for columns or piers supporting upper stories or a roof. However, if, in addition to the first story, all other stories above grade shall be so set back for at least 20 feet, such premium may be increased to 2.0 for each street."

## MINUTES OF MEETING

June 16, 1989, June 26, 1989 and  
July 10, 1989

Cal. No. 152-89-A

that the proposed 1-story colonnades consist of roof-supporting columns and qualify as permitted obstructions within the required 20 foot open space setbacks and that an FAR bonus of 2.0 for the Delaware Place frontage is proper, but that the 6-story spiral parking ramp structure built within the required 20 foot open space setback is not a permitted obstruction and disqualifies the Chestnut Street frontage for a FAR bonus of 2.0; that this correction in the Zoning Administrator's calculations puts the maximum floor area ratio at 23.03 and the maximum allowable floor area at 2,391,055 sq. ft.; that the existing building and proposed additions have a floor area of 2,495,150 sq. ft., which exceeds the maximum floor area ratio by 1.0 or 104,095 sq. ft.; that the Board feels that since the Zoning Administrator did not consider any possible FAR bonus for the Mies Van der Rohe frontage in his determination, that it would be just and proper for the Board to make such a decision in this case in order to determine if the Mies Van der Rohe frontage qualifies for a 2.0 FAR bonus, thereby offsetting the Board's disqualification of the 2.0 bonus for the Chestnut Street frontage; that the Mies Van der Rohe frontage contains a truck delivery service basement entrance and exit ramp and an open stairwell each with concrete retaining or safety walls, all within the front 20 feet; that the strict requirement of §8.5-6 (4a) that the front 20 feet setback must be unobstructed except for columns or piers supporting upper stories or a roof, in the opinion of the Board, disqualifies the Mies Van der Rohe frontage for a 2.0 bonus; that the Board has serious concerns that the existing parking within the subject building may not meet code, thereby preventing the establishment of the additional 10 required parking spaces; and that the Board is not satisfied that the sloped atrium addition with the possibility of ice crashing through or glancing off would not be a detriment to the public health, safety and welfare; it therefore

RESOLVED, that the proposed addition does not meet the requirements of the zoning ordinance and 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.

MINUTES OF MEETING  
July 10, 1989

Vice Chairman Caldwell moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 21, 1989.

*Marian Rest*  
\_\_\_\_\_  
Secretary

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, June 16, 1989  
at 9:00 A.M. and 2:00 P.M.

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

Lawrence E. Kennon  
Chairman

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

MINUTES OF MEETING

June 16, 1989

Member Alakiotou moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 19, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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: Midwest Real Estate Investment  
 APPEARANCES FOR: Bernard I. Citron  
 APPEARANCES AGAINST:

CAL. NO. 128-89-Z  
 MAP NO. 6-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED-- 2813-19 and 2821-27 S. Farrell Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Midwest Real Estate Investment for Chicago Title & Trust Company, Trust No. 56254, owner, on April 24, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two 2-story 6-dwelling unit townhouse buildings, whose front yards will be 9.67 feet instead of 13.8 feet and whose rear yards will be 8.76 feet instead of 30 feet, on premises at 2813-19 and 2821-27 S. Farrell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §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 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 on March 20, 1987, the Board granted a variation permitting the erection of two 2-story 6-dwelling unit townhouse buildings at the subject site; whose front yards will be 10 feet instead of 13.8 feet and whose rear yards will be 9 feet instead of 30 feet; that the testimony in Cal. No. 42-87-Z is hereby made part of the record in this case; that due to the lack of funding the applicant was unable to proceed with the aforesaid development and that the validity of the resolution in Cal. No. 42-87-Z granted by the Board on March 20, 1987 has lapsed; 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 two 2-story 6-dwelling unit townhouse buildings on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 12 dwelling units are less than the amount permitted in the district, the proposed two 2-story townhouses require greater land coverage with encroachment into the required yards than would a yard-conforming multi-story rental apartment building; that the proposed two 2-story 6-dwelling unit townhouse buildings will be

MINUTES OF MEETING

June 16, 1989

Cal. No. 128-89-Z

compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of two 2-story 6-dwelling unit townhouse buildings, whose front yards will be 9.67 feet instead of 13.8 feet and whose rear yards will be 8.67 feet instead of 30 feet, on premises at 2813-19 and 2821-27 S. Farrell Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Noble Street, A Joint Venture

CAL. NO. 129-89-S

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1989

PREMISES AFFECTED— 517-35 N. Noble Street

SUBJECT— Application for the approval of a special use.

**ACTION OF BOARD—**

Application withdrawn upon motion of applicant.

**THE VOTE**

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

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

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

APPLICANT: American National Bank & Trust Co. of Chicago, Tr. #106074-06  
 APPEARANCES FOR: Stephen Allison  
 APPEARANCES AGAINST:

CAL. NO. 130-89-S  
 MAP NO. 1-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 129-33 N. Aberdeen Street & 1049-57 W. Randolph Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, American National Bank & Trust Co. of Chicago, Tr. #106074-06, owner, on May 4, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C3-3 Commercial-Manufacturing District, on premises at 129-33 N. Aberdeen Street & 1049-57 W. Randolph Street, to satisfy the parking requirements for a proposed television production studio at 1032 W. Washington Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

WHEREAS, the district maps show that the premises are located in a C3-3 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-3 Commercial-Manufacturing District; that the applicant proposes to establish a television production studio located at 1032 W. Washington Boulevard; that the Office of the Zoning Administrator has determined that a total of 46 accessory parking spaces is required to fulfill the off-street parking requirements for the television production studio, 21 of which is provided on-site in a garage in the existing building at 1032 W. Washington Boulevard and 25 parking spaces to be located off-site at the subject site; that the off-site parking lot as designed provides 29 spaces rather than 25 parking spaces; that the applicant proposes to remove two of the parking spaces located in the existing building at 1032 W. Washington Blvd. and replace them with four off-site parking spaces for a total of 27 required accessory parking spaces at the subject site parking lot and 19 required parking spaces on-site in the existing garage; that the proposed off-site accessory parking lot is necessary for the public convenience at the subject site to satisfy the parking requirements for the proposed television production studio at 1032 W.

## MINUTES OF MEETING

June 16, 1989

Cal. No. 130-89-S

Washington Boulevard; 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 maintained under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of 29 private passenger automobiles, on premises at 129-33 N. Aberdeen Street and 1049-57 W. Randolph Street, to satisfy the parking requirements for a proposed television production studio at 1032 W. Washington Boulevard, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be enclosed, excepting the driveway, with steel beam guard rails not less than 2 feet in height; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from N. Aberdeen Street; that there shall be no ingress nor egress via the alley abutting the site; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance and be it further

RESOLVED, that the applicant hereby be allowed the right during peak production times to utilize valet parking at the subject off-site accessory parking lot.

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

APPLICANT: Patrick J. Flynn  
 APPEARANCES FOR: Tom King, Patrick J. Flynn  
 APPEARANCES AGAINST: Irving M. King, Roman C. Pucinski

CAL. NO. 131-89-Z  
 MAP NO. 19-0  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED-- 7218 N. Oriole Avenue  
 SUBJECT-- Application to vary the requirements of the zoning ordinance

ACTION OF BOARD--

Variation denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Patrick J. Flynn, owner, on May 4, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 24.17' x 37.67' 2nd story addition to a 1-story brick single-family residence, whose south side yard will be 2.84 feet and whose north side yard will be 3.04 feet instead of combined side yards of 9 feet, on premises at 7218 N. Oriole Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 4, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 on January 20, 1989, in Cal. No. 242-88-Z, the Zoning Board of Appeals denied the applicant a variation to erect a full 2nd story addition to a 1-story brick single-family residence at the subject site, whose south side yard will be 2.84 feet and whose north side yard will be 3.04 feet instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.52 instead of 0.50, finding, in part, that the applicants could expand their residence in compliance with the floor area ratio and yard requirements of the zoning ordinance and that the granting of the requested variations will adversely affect an adequate supply of light and air to adjoining property and would alter the essential one-story character of the block; that the applicant has revised his original plans to reflect compliance with the allowable floor area ratio by reducing the floor area at the rear of the proposed addition by about 3 feet and now seeks to erect a 2nd story addition to the 1-story single-family residence at the subject site whose south side yard will be 2.84 feet and whose north side yard will be 3.04 feet instead of combined side yards of 9 feet; that the Board finds that

MINUTES OF MEETING

June 16, 1989

Cal. No. 131-89-Z

the proposed addition is not materially different than the original proposal and, in fact, the proposed side yards are identical; that the proposed variation will adversely affect an adequate supply of light and air to adjoining property; and that the proposed addition will alter the essentially one-story character of the block; 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 806

APPLICANT: Seymour Goldberg  
 APPEARANCES FOR: Monte Viner  
 APPEARANCES AGAINST: Roman C. Pucinski, Vito Pantaleo  
 PREMISES AFFECTED-- 6654 W. Imlay Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

CAL. NO. 132-89-Z  
 MAP NO. 17-N  
 MINUTES OF MEETING  
 June 16, 1989

ACTION OF BOARD--

Variations denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Seymour Goldberg, for Frank Lesnicki, owner, on May 9, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a full 2nd story addition to a 1-story brick single-family residence, whose front yard will be 18.8 feet instead of 19.94 feet, whose west side yard will be 2.94 feet and whose east side yard will be 3 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6654 W. Imlay Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 said use is located in an R2 Single-Family Residence District; that the subject site is improved with a one-story brick single-family residence with a recently constructed full 2nd story mansard-style addition; that the applicant constructed the 2nd story addition without first obtaining the necessary building permit and is now seeking to legalize said addition which violates the front yard, side yards, and floor area ratio requirements of the R2 district; that the applicant erected the 2nd floor addition to provide additional living space to accommodate his family and inlaws; that the Board feels that the 2nd floor addition, as constructed, constitutes an overbuilding of this 30' x 125' lot and alters the essentially 1-story single-family residence character of the block; that the evidence presented in this case is unsatisfactory to support the granting of the requested variations as required under Standards for Variations, Section 11.7-3 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 806

APPLICANT: Jerusalem Baptist Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 4223-25 S. Wells Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
July 21, 1989.

CAL. NO. 133-89-S

MAP NO. 10-F

MINUTES OF MEETING  
June 16, 1989

THE VOTE

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

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

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

APPLICANT: Stanislaw Walkosz  
 APPEARANCES FOR: Stanislaw Walkosz, Eric Erickson  
 APPEARANCES AGAINST: Charles Utz

CAL NO. 134-89-Z  
 MAP NO. 14-J  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 3609 W. 55th Place  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, Stanislaw Walkosz, owner, on May 17, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 2-story 14' x 24.7' addition to the front of a 2-story frame single-family residence situated on the rear of the lot, whose west side yard will be 0.12 feet and whose east side yard will be 0.18 feet instead of combined side yards of 7.5 feet, with no rear yard instead of 30 feet, and whose total floor area ratio will be 0.63 instead of 0.50, on premises at 3609 W. 55th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §7.9-2, §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 said use is located in an R2 Single-Family Residence District; that the property is improved with a pre-code 2-story frame single-family residence situated on the rear of the lot; that the applicant recently constructed a 2-story 14' x 24.7' addition with open porch to the front of the existing structure without first obtaining necessary building permits and is now seeking to legalize the 2-story addition which violates the side yards, rear yard, and floor area ratio requirements of the R2 district; that the Board believes that the two-story addition was erected for the purpose of illegally converting the existing single-family residence to two dwelling units; that the evidence presented in this case is unsatisfactory to support the granting of the requested variations as required under Standards for Variations, §11.7-3 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: Paul Spano  
 APPEARANCES FOR: Pat Frank DeLeo, John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 135-89-Z  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED-- 702 S. Lytle Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Paul Spano, owner, on May 18, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 4-story 9-dwelling unit building on an irregular shape lot, with no east front yard instead of 15 feet, no south side yard instead of 7.9 feet, and no west rear yard instead of 30 feet, on premises at 702 S. Lytle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 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, §7.7-5, §7.8-5, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is an irregular shaped lot located at the southwest corner of W. Flourney Street and S. Lytle Street, having 78 foot frontage on W. Flourney Street and 79 foot frontage on S. Lytle Street; that the applicant proposes to erect a 4-story 9-dwelling unit building on the subject site and to provide on-site parking 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 to construct an economically viable 9-dwelling unit building on this lot would require authorized variations; that the plight of the owner is due to the irregular shape of the subject lot; that the proposed 9-dwelling unit building will be compatible with the existing improvements in the area, many of which do not comply with the 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

MINUTES OF MEETING

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Cal. No. 135-89-Z

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 9-dwelling unit building on an irregular shaped lot, with no east front yard instead of 15 feet, no south side yard instead of 7.9 feet and no west rear yard instead of 30 feet, on premises at 702 S. Lytle 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: Richard Lowrance  
 APPEARANCES FOR: Pat Frank DeLeo, John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 136-89-Z  
 MAP NO. 3-E  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED-- 45 E. Division Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Richard Lowrance, owner, on May 18, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a full 2nd story addition above a 1-story garage attached to the rear of a 3-story brick single-family residence, which addition will be located entirely within the required 30 foot rear yard, on premises at 45 E. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 22, 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, §7.9-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is an irregular shaped lot of 1,597 sq. ft. improved with a 3-story brick single-family residence with an attached 1-story garage in the rear yard; that the applicant proposes to erect a full 2nd story addition consisting of a recreation/hobby room above the existing 1-story garage structure and connected to the existing single-family residence by a spiral staircase in the west side yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition is necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to unique circumstances in that the configuration of the existing single-family residence and garage on the irregular shaped subject lot necessitates the requested rear yard variation; and that the variation, if granted, will be compatible with the existing improvements in the area, many of which do not comply with the rear yard requirements of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

June 16, 1989

Cal. No. 136-89-Z

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 a 1-story garage attached to the rear of a 3-story brick single-family residence, which addition will be located entirely within the required 30 foot rear yard, on premises at 45 E. Division 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: Johnson Publishing Company, Inc.  
 APPEARANCES FOR: Christopher D. Benson  
 APPEARANCES AGAINST:

CAL. NO. 137-89-S  
 MAP NO. 2-E  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED-- 61 E. 8th Street  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Johnson Publishing Company, Inc., owner, on May 17, 1989 filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of public parking in an existing accessory parking structure, in a C3-6 Commercial-Manufacturing District, on premises at 61 E. 8th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in a C3-6 Commercial-Manufacturing District; that the subject site is located at the southeast corner of E. 8th Street and S. Wabash Avenue and is improved with a 2-deck accessory parking garage; that the applicant proposes to convert the existing 182-space accessory parking structure from presently serving the applicant's office located at 820 S. Michigan Avenue to a parking facility containing 82 parking spaces for public parking and retaining 100 parking spaces as accessory parking for the applicant company located at 820 S. Michigan Avenue; that the proposed establishment of public parking in the existing accessory parking structure is necessary to provide needed public parking spaces in this high density area; that the proposed public parking will be so located and operated that the public health, safety and welfare will be adequately protected; and that inasmuch as the parking structure was used for public parking at the time the applicant acquired it in 1984 and has been used for accessory parking since that time, the establishment of public parking in the existing parking structure 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

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Cal. No. 137-89-S

Zoning Administrator is authorized to permit the establishment of public parking in an existing accessory parking structure, on premises at 61 E. 8th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Kevin H. Jackson  
 APPEARANCES FOR: Randy S. Gussis  
 APPEARANCES AGAINST:

CAL. NO. 138-89-S  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 856-58 W. Fletcher Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Kevin H. Jackson, owner, on May 17, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of two off-site accessory parking spaces at the rear of a 3-story brick 9-dwelling unit building, in an R5 General Residence District, on premises at 856-58 W. Fletcher Street, to satisfy the parking requirements for a proposed dwelling unit in the basement of a 3-story brick 3-dwelling unit building at 853 W. Fletcher Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 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, §7.4-5, §7.12-2, §7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a pre-1957 3-story brick 9-dwelling unit building owned by the applicant and which currently has 2 on-site parking spaces at the rear; that the applicant owns and lives at the 3-dwelling unit building at 853 W. Fletcher Street which has a 2-car garage at the rear; that the applicant desires to convert the basement of his 3-dwelling unit building to a fourth apartment but cannot add any additional parking spaces; that the applicant proposes adding three additional parking spaces at the subject site, two of which to be dedicated for use by residents of 853 W. Fletcher Street; that the proposed use is necessary for the public convenience at the subject site to satisfy the parking requirements for a proposed dwelling unit in the basement of a 3-story brick 3-dwelling unit building at 853 W. Fletcher Street; that the establishment of 2 off-site accessory parking spaces at the subject site guaranteed by a recorded License Agreement by the applicant is so designed and located that the public health, safety and welfare will be adequately protected; and that the establishment of the 2 proposed off-street parking spaces will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

June 16, 1989

Cal. No. 138-89-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 two off-site accessory parking spaces at the rear of a 3-story brick 9-dwelling unit building, on premises at 856-58 W. Fletcher Street, to satisfy the parking requirements for a proposed dwelling unit in the basement of a 3-story brick 3-dwelling unit building at 853 W. Fletcher Street, upon condition that the License Agreement by Kevin Jackson, as owner and licensee, submitted to the Board on June 20, 1989, shall be recorded against the title of the subject property in the office of the Recorder of Deeds of Cook County, Illinois; that a 3rd parking space shall be established at the rear of the subject site to serve as on-site accessory parking for the existing 9-dwelling unit building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: 538 Western Limited Partnership  
 APPEARANCES FOR: Gary I. Wigoda  
 APPEARANCES AGAINST: Louis H. Rago, Jean Gnagni  
 PREMISES AFFECTED— 2415-25 W. Ohio Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 139-89-S  
 MAP NO. 1-I  
 MINUTES OF MEETING  
 June 16, 1989

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, 538 Western Limited Partnership, for Cosmopolitan National Bank of Chicago, Tr. #10479, owner, on May 19, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R3 General Residence District, on premises at 2415-25 W. Ohio Street, to satisfy the parking requirements for 14 dwelling units to be established on the 2nd and 3rd floors of a commercial building located at 538 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 subject site consists of two 25' x 125' lots of record containing 6,250 sq. ft., commonly known as 555 and 557 N. Artesian Avenue, for which the applicant has a 10-year lease, subject to securing a special use permit to use said site as a parking lot to satisfy the parking requirements for 14 dwelling units proposed to be established on the 2nd and 3rd floors of a commercial building located across the alley to the east at 538 N. Western Avenue; that the Board finds that said building at 538 N. Western Avenue is located in a C1-2 Restricted Commercial District; that Section 9.11-1 of the zoning ordinance provides that off-street parking spaces accessory to a use in a Commercial District may not be located in any Residence District, except as allowed in Section 7.4-1(4), which, to qualify, requires that the lot be separated only by an alley along a side lot line from property in the Commercial District and that it be solely for the use of employees and customers of the use to which it is accessory; that the subject site lots front on the east side of N. Artesian

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June 16, 1989

Cal. No. 139-89-S

Avenue as do the balance of the lots in the block and abut the alley separating the Residential and Commercial Districts at rear lot lines and not at a side lot line; that the use of the parking lot will not be for employees and customers of the use it serves, but will actually be used by the residential tenants of the applicants' commercial building at 538 N. Western Avenue on a 24 hour daily basis; that the subject lots do not meet the strict requirements of Section 7.4-1(4), thereby not qualifying for a special use as a parking lot in a Residence District to satisfy the parking requirements for 14-dwelling units on the 2nd and 3rd floors of a commercial building at 538 N. Western Avenue in a Commercial District; it is therefore

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

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

APPLICANT: 538 Western Limited Partnership  
 APPEARANCES FOR: Gary I. Wigoda  
 APPEARANCES AGAINST: Louis H. Rago, Jean Gnagni

CAL. NO. 140-89-Z  
 MAP NO. 1-I  
 MINUTES OF MEETING  
 1989

PREMISES AFFECTED— 2415-25 W. Ohio Street

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

ACTION OF BOARD—

Variation denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, 538 Western Limited Partnership, for Cosmopolitan National Bank of Chicago, Tr. #10479, owner, on May 19, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an off-site accessory parking lot with parking in the required 20 foot north front yard and to permit the lot to remain open and illuminated between the hours of 10 P.M. and 7 A.M., on premises at 2415-25 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3, §7.12(8)d."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 Board's ruling in the applicants' companion case, Calendar No. 139-89-S, that the subject site does not qualify for a special use permit, makes the granting of the requested variations in this case inappropriate; 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: Raymond Shlaustas  
 APPEARANCES FOR: Raymond Shlaustas  
 APPEARANCES AGAINST:

CAL. NO. 141-89-Z  
 MAP NO. 17-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 6905 N. Sheridan Road  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Raymond Shlaustas, for Congregation Sinai of Rogers Park, owner, on May 19, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 11-dwelling unit townhouse building, with no west side yard instead of 7.5 feet and no north rear yard instead of 30 feet, on premises at 6905 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4(2), §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an irregular shaped reverse corner lot at the northeast corner of N. Sheridan Road and W. Farrell Avenue; that the applicant proposes to construct a 3-story 11-dwelling unit townhouse building with on-site parking garages for each dwelling unit; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variations are necessary to construct an economically viable 11-dwelling unit townhouse building as designed on this irregular shaped lot; that the plight of the owner is due to the irregular shape of this reversed corner lot and the desire of the applicant to use Farwell Street as the front yard which necessitates the rear yard variation; that the proposed 11-dwelling unit townhouse building will be compatible with the existing improvements in the area which do not comply with the 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

MINUTES OF MEETING

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Cal. No. 141-89-Z

zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 11-dwelling unit townhouse building, with no west side yard instead of 7.5 feet and no north rear yard instead of 30 feet, on premises at 6905 N. Sheridan Road, 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: Joseph A. Mirro, by Kayak Manufacturing Co.  
 APPEARANCES FOR: Joseph A. Mirro  
 APPEARANCES AGAINST:

CAL. NO. 142-89-S  
 MAP NO. 17-H  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 2100 W. Pratt Boulevard  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Joseph A. Mirro, by Kayak Manufacturing Co., for Joseph A. Mirro, owner, on May 19, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of a private outdoor 20' x 40' in-ground swimming pool exceeding 5 feet in depth, in an R1 Single-Family Residence District, on premises at 2100 W. Pratt Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 a 28,162 sq. ft. lot improved with a 2-story brick single-family residence; that the applicant proposes to install a 20' x 40' in-ground swimming pool which will range from 2½ ft. to 6 ft. in depth; that the proposed swimming pool is necessary at this location to meet the lifestyle needs of the applicant; that the proposed use is so designed, located and proposed to be operated so that the public health, safety and welfare will be adequately protected in that the swimming pool will be equipped with a water breaking alarm system to detect unauthorized entry and will be completely enclosed with 6 feet high security fencing; that the proposed swimming pool located on the 150 ft. by 187.76 ft. lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of a private outdoor 20' x 40'



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in-ground swimming pool exceeding 5 feet in depth, on premises at 2100 W. Pratt Avenue, upon condition that the pool shall be completely enclosed with 6 feet high security fencing; that a water breaking alarm system shall be provided in the pool to detect unauthorized entry; that the facility shall comply with Chapter 61-18 of the Municipal Code of Chicago relating to the installation and operation of private residential swimming pools; 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: John J. Pikarski, III  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 143-89-S  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 1038 W. Taylor Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, John J. Pikarski, III, for Frank Perry and Salvatore Perry, owners, on May 19, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the ground floor of a proposed 3-story 3-dwelling unit building, in a B2-2 Restricted Retail District, on premises at 1038 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is a 26 feet by 100 feet lot; that the applicant proposes to erect a 3-story 3-dwelling unit building on the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 3-dwelling unit building; and that the proposed 3-dwelling unit building will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a dwelling unit on the ground floor of a proposed 3-story 3-dwelling unit building, on premises at 1038 W. Taylor Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

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

CAL. NO. 144-89-Z  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 1038 W. Taylor Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, John J. Pikarski, III, for Frank Perry and Salvatore Perry, owners, on May 19, 1989, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 3-story 3-dwelling unit building, whose front yard will be 7.34 feet instead of 12 feet, whose west side yard will be 2.5 feet and whose east side yard will be 2 feet instead of side yards of 2.6 feet each, and whose rear yard will be 20 feet instead of 30 feet, on premises at 1038 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1989 reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that on June 16, 1989, in Calendar No. 143-89-S, the Board approved the establishment of a dwelling unit on the ground floor of a proposed 3-story 3-dwelling unit building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 3-dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to the desire of the applicant to erect a building which will conform with the yards of the existing pre-zoning ordinance buildings on Taylor Street; that the proposed yards of the 3-story 3-dwelling unit building are compatible with the yards of the existing buildings in the area, 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

MINUTES OF MEETING

June 16, 1989

Cal. No. 144-89-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 3-story 3-dwelling unit building, whose front yard will be 7.34 feet instead of 12 feet, whose west side yard will be 2.5 feet and whose east side yard will be 2 feet instead of side yards of 2.6 feet each, and whose rear yard will be 20 feet instead of 30 feet, on premises at 1038 W. Taylor Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

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

CAL. NO. 145-89-S  
 MAP NO. B2-2  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 6949-53 S. Pulaski Road  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Miroslaw Wytrwal, for Cole Taylor Bank, Tr. #3200, owner, on May 19, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the ground floor of two proposed 2-story 2-dwelling unit buildings, in a B2-2 Restricted Retail District, on premises at 6949-53 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is composed of 2 lots of 37.5' x 108' each; that the applicant proposes to erect two 2-story 2-dwelling unit buildings at the site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in this area and a continuing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed 2-dwelling unit buildings; and that the proposed 2-dwelling unit buildings will be compatible with the predominantly residential character of the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units on the ground floor of two proposed 2-story 2-dwelling unit buildings, on premises at 6949-53 S. Pulaski Road, 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: Mirosław Wytrwał  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 146-89-Z  
 MAP NO. 16-J  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 6949-53 S. Pulaski Road

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Mirosław Wytrwał, for Cole Taylor Bank, Tr. #3200, owner, on May 19, 1989, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of two 2-story 2-dwelling unit buildings, whose front yards will be 10.75 feet instead of 12.96 feet, on premises at 6949-53 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that on June 16, 1989, in Calendar No. 145-89-S, the Board approved the establishment of dwelling units on the ground floor of two proposed 2-story 2-dwelling unit buildings at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested front yard variation is necessary to align the two 2-story 2-dwelling unit buildings with the setback of the adjoining property; that the plight of the owner is due to the desire to erect buildings that will blend in with existing improvements; and that the proposed front yards of the two 2-story 2-dwelling unit buildings are compatible with the existing residential improvements in the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon 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 two 2-story 2-dwelling unit buildings, whose front yards will be 10.75 feet instead of 12.96 feet, on premises at 6949-53 S. Pulaski Road, 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: Theodore G. Davakos & Toulia Davakos  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST: Henry Tutles et al.

CAL. NO. 147-89-Z  
 MAP NO. 9-N  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 3448 N. Natoma Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Theodore G. Davakos and Toulia Davakos, owners, on May 19, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a full 2nd story addition to a 1-story frame single-family residence, whose front yard will be 13 feet instead of 20 feet, whose north side yard will be 2.5 feet and whose south side yard will be 3 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3448 N. Natoma Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §7.8-2(2), §11.7-4(1), §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; 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 said use is located in an R2 Single-Family Residence District; that the subject site is improved with a 2-story frame single-family residence, of which the 2nd story was recently erected; that the applicant filed an application for a change of zoning by the City Council in order to legally permit the 2nd story addition and proceeded to erect said addition without obtaining a building permit; that the rezoning was denied and the applicants now find themselves with an addition that cannot be permitted without the requested variations; 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 addition is necessary to provide additional living accommodations for the applicant and his family; that the plight of the owner is due to unique circumstances in that although the 2nd story addition follows the footprint of the original structure, variations are necessary due to the now greater side yard requirements and maximum floor area ratio; that

MINUTES OF MEETING  
June 16, 1989  
Cal. No. 147-89-Z

that the subject 2-story building is compatible with existing improvements in the block 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 full 2nd story addition to a 1-story frame single-family residence, whose front yard will be 13 feet instead of 20 feet, whose north side yard will be 2.5 feet and whose south side yard will be 3 feet instead of combined side yards of 9 feet, and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 3448 N. Natoma Avenue, upon condition that the 2nd floor addition shall contain only bedrooms, bath and study as per the plans submitted and shall not contain a kitchen facility nor be used as a separate dwelling unit in violation of the subject site's single-family dwelling zone; 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: Nona Lee Moore  
 APPEARANCES FOR: Nona Lee Moore  
 APPEARANCES AGAINST:

CAL. NO. 148-89-A  
 MAP NO. 10-E  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 532-34 E. 47th Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Nona Lee Moore, for Leroy Jackson, owner, on April 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a 1-story brick store building, in a B3-3 General Retail District, on premises at 532-34 E. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1989 reads:

"Application not approved, Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District; that on July 19, 1985, the Board sustained an appeal by the appellant permitting the establishment of a second-hand store in one of the stores within the subject building at 540 E. 47th Street; that the testimony in said case, Cal. No. 251-85-A, is hereby make part of the record in this case; that the appellant testified that the store approved in Cal. No. 251-85-A was too small to accommodate the second-hand business and she is now seeking larger premises two doors west in the subject building; that the proof presented indicates that the appellant intends to sell used clothing and novelties only; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand store in a 1-story brick store building, on premises at 532-34 E. 47th Street, upon condition that the use of the premises shall be limited to the sale of used clothing and novelties only; that there shall be no sale of used appliances or used furniture; 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: Reynaldo and Consuelo Figueroa  
 APPEARANCES FOR: Reynaldo and Consuelo Figueroa  
 APPEARANCES AGAINST:

CAL. NO. 149-89-A  
 MAP NO. 1-H  
 MINUTES OF MEETING  
 June 16, 1989

PREMISES AFFECTED— 1958 W. Huron Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Reynaldo and Consuelo Figueroa, owners, on April 21, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a restaurant in conjunction with an existing tavern in a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 1958 W. Huron Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 1989; 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 subject site is improved with a 2-story brick store and apartment building located at the north-east corner of N. Damen Avenue and W. Huron Street; that the appellants operate an existing tavern which is entered on the Huron Street side of the property and are seeking to open a restaurant in the rear portion of the same building which will be connected to the existing tavern but which will have its own entrance on Damen Avenue; that licensing requirements have caused the case to be filed; that under §6.4-6 of the zoning ordinance the non-conforming use of the building may be extended throughout the building; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a restaurant in conjunction with an existing tavern in a 2-story brick store and apartment building, on premises at 1958 W. Huron 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: Angie Thanoukos  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 150-89-A  
MAP NO. 5-M  
MINUTES OF MEETING  
June 16, 1989

PREMISES AFFECTED— 6149 W. Grand Avenue

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

ACTION OF BOARD—

Case continued upon motion of the Board to July 21, 1989.

THE VOTE

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

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

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

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

CAL. NO. 151-89-S  
MAP NO. 10-I  
MINUTES OF MEETING  
June 16, 1989

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

ACTION OF BOARD--

Case continued to  
July 21, 1989.

THE VOTE

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

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

APPLICANT: 175 E. Delaware Place Home Owner's Association

CAL. NO. 152-89-A

APPEARANCES FOR:

MAP NO. 3-E

MINUTES OF MEETING

June 16, 1989

APPEARANCES AGAINST:

PREMISES AFFECTED-- 875 N. Michigan Avenue

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

ACTION OF BOARD--

Case continued to  
June 26, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: General Parking Corporation

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 97-89-S

MAP NO. 1-F

MINUTES OF MEETING

June 16, 1989

PREMISES AFFECTED— 111-23 W. Kinzie Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
August 18, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Gerald Oguss

CAL. NO. 70-89-A

APPEARANCES FOR:

MAP NO. 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING

June 16, 1989

PREMISES AFFECTED— 850 N. Dewitt Place

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

ACTION OF BOARD—

THE VOTE

Case continued to  
August 18, 1989.

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

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

MINUTES OF MEETING

June 16, 1989

Cal. No. 185-88-S

Mr. William S. Singer, for East Walton Investors, Inc., presented a request for an extension of time for the conversion of an 18-story 221-condominium dwelling unit building to a 22-suite hotel (transient), on premises at 201 E. Walton Street, approved by the Zoning Board of Appeals on October 21, 1988, in Calendar No. 185-88-S.

Mr. Singer stated that East Walton Investors, Inc. now owns 197 of the 220 units in the subject building and that it will take more time to acquire the remaining 23 units since the applicant cannot convert the building until they own 100% of the units. Mr. Singer also stated that East Walton Investors, Inc.'s lender needs the assurance that additional time will be available in order to lend the funds necessary to acquire the units not owned by East Walton Investors, Inc. and to perform architectural and other work necessary to obtain a building permit.

Chairman Kennon moved that the request for an extension of time be granted and the time extended to October 21, 1990. The motion prevailed by yeas and nays as follows:

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



MINUTES OF MEETING

June 16, 1989

Cal. No. 47-89-S

Mr. Seymour Goldberg, for Manuel Monreal, owner, presented a request to amend the resolution granted by the Zoning Board of Appeals on March 17, 1989 permitting the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3054-58 S. Drake Avenue, to satisfy the parking requirements for a banquet hall located at 3047-59 S. Central Park Avenue, Calendar No. 47-89-S.

The amendment requested is to allow the lot to be enclosed by existing 6 feet high brick walls on the north, west and east property lines and the balance of the lot with 6 feet high wrought iron fencing and gates, in lieu of 6 feet high chain link fence as required in the resolution. Mr. Goldberg feels that the proposed enclosure will enhance the appearance and provide better security and safety.

Chairman Kennon moved that the requested amendments be granted. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 16, 1989

Member Fornelli moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on June 26, 1989.

Marian Rest  
Secretary