

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, December 16, 1988

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:

James E. Caldwell

Vice Chairman

Michael J. Howlett

Roula Alakiotou

Anthony J. Fornelli

MINUTES OF MEETING

December 16, 1988

Vice Chairman Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on November 18, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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: James F. Bransfield
 APPEARANCES FOR: James F. Bransfield
 APPEARANCES AGAINST:

CAL. NO. 274-88-Z
 MAP NO. 13-H
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 5012-14 N. Wolcott Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation 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, James F. Bransfield, owner, on October 13, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the conversion of a three-story brick six-dwelling unit building into eight-dwelling units, with on-site parking for 7 instead of 8 automobiles, on premises at 5012-14 N. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 22, 1988 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 §7.12-1(9), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 subject site is improved with a three-story brick six-dwelling unit building with a high basement and a four-car garage at the rear: that the applicant proposes to convert the existing building to eight-dwelling units with the two additional units to be located in the basement area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the two additional income-generating dwelling units will allow for further improvements to the existing building which presently would not be economically feasible; that the plight of the owner is due to limited lot space available for on-site parking; and that the variation, if granted, will not alter the essential character of the locality in that the elimination of one required parking space will not materially affect parking in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

MINUTES OF MEETING

December 16, 1988

Cal. No. 274-88-Z

ordinance and that a variation be and it hereby is granted to permit the conversion of a three-story brick six-dwelling unit building into eight-dwelling units, with on-site parking for 7 instead of 8 automobiles, on premises at 5012-14 N. Wolcott Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Patrick FitzGerald
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 275-88-Z
MAP NO. 5-G
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED-- 1905 N. Seminary Avenue and 1901 N. Maud Street
SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Case continued to
February 17, 1989.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Judy C. Cohen
APPEARANCES FOR: Mark Cohen
APPEARANCES AGAINST:

CAL. NO. 276-88-Z
MAP NO. 19-I
MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 7247 N. California 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, Judy C. Cohen, owner, on November 8, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a two-story 16' x 22.67' addition to the rear of a two-story brick single-family residence, whose combined side yards will be 7.3 feet instead of 9 feet and whose total floor area ratio will be approximately 0.54 instead of 0.50, on premises at 7247 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1988 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), §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 December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 two-story brick single-family residence with a partially completed two-story 16' x 22.67' addition to the rear of the existing structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the lifestyle needs of the applicant and family; that the plight of the owner is due to unique circumstances in that the existing residential structure was severely infested with carpenter ants and termites which caused the roof at the rear of the structure to sag necessitating the proposed new construction; and that the variations, if granted, will not alter the essential character of the locality in that the two-story addition, which will follow existing building lines, will be compatible with the existing improvements in the area; it is therefore

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

MINUTES OF MEETING

December 16, 1988

Cal.No. 276-88-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 two-story 16' x 22.67' addition to the rear of a two-story brick single-family residence, whose combined side yards will be 7.3 feet instead of 9 feet and whose total floor area ratio will be approximately 0.54 instead of 0.50, on premises at 7247 N. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Cynthia L. Nielsen
 APPEARANCES FOR: Cynthia L. Nielsen
 APPEARANCES AGAINST:

CAL. NO. 277-88-Z
 MAP NO. 13-N
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 5338 N. Newcastle 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, Cynthia L. Nielsen, owner, on October 24, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a two-story 18' x 22.6' addition to the rear of a two-story brick single-family residence, whose combined side yards will be 7.4 feet instead of 9 feet and whose total floor area ratio will be 0.52 instead of 0.50, on premises at 5338 N. Newcastle Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 1988 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), §11.7-4(1)(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 single-family residence; that the applicant proposes to erect a two-story 18' x 22.6' addition to the rear of the existing building containing a living room with fireplace and a powder room on the first floor and a master bedroom and bath on the second floor; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to construct an addition of a design and size sufficient to meet the lifestyle needs of the applicant; that the plight of the owner is due to the need to follow the building lines of the existing single-family residence; and that the variations, if granted, will not alter the essential character of the locality in that the existing residence with the proposed two-story addition will be compatible with the existing improvements in the area; it is therefore

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

MINUTES OF MEETING

December 16, 1988

Cal. No. 277-88-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 two-story 18' x 22.6' addition to the rear of a two-story brick single-family residence, whose combined side yards will be 7.4 feet instead of 9 feet and whose total floor area ratio will be 0.52 instead of 0.50, on premises at 5338 N. Newcastle Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mohammad Muzaffar
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 278-88-Z
MAP NO.
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED— 4711 N. Magnolia Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Paula M. Lingo
APPEARANCES FOR: Paula M. Lingo
APPEARANCES AGAINST: Mary Plunkett et al.

CAL. NO. 279-88-Z
MAP NO. 8-E
MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 3311 S. Calumet 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, Paula M. Lingo, for Chicago Title & Trust Co., Tr. #62896, owner, on November 15, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one and two-story addition to the rear of a three-story brick two-dwelling unit building on a through lot, with no east front yard instead of 20 feet, with no side yards instead of 3 feet each, and which addition will result in a 14.57% (542 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3311 S. Calumet Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 9, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 a R3 General Residence District; that the subject premises is a two-story brick structure with a high basement located on a through lot facing S. Calumet Avenue with S. King Drive considered as its rear; that the applicant proposes to erect a one and two-story addition to the rear of the existing three-story brick two-dwelling unit 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 proposed addition consisting of a two-car garage and sunroom is necessary to provide enclosed parking for safety reasons and to satisfy an additional lifestyle need of the applicant; that the plight of the owner is due to the configuration of the existing building on this through lot which requires front yard setbacks on both street frontages; that the proposed addition will follow the building lines of the existing residential structure which presently does not meet the side yard requirements of the zoning

MINUTES OF MEETING

December 16, 1988
Cal. No. 279-88-Z

ordinance; and that the variations, if granted, will be compatible with the existing residential improvements in the locality, many of which do not comply with the yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story addition to the rear of a three-story brick two-dwelling unit building on a through lot, with no east front yard instead of 20 feet, with no side yards instead of 3 feet each, and which addition will result in a 14.57% (542 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3311 S. Calumet Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Young Kyu Chang & Myong C. Chang
 APPEARANCES FOR: Camillo F. Volini
 APPEARANCES AGAINST:

CAL. NO. 280-88-S
 MAP NO. 11-G
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 1523-25 W. Lawrence Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, Young Kyu Chang & Myong C. Chang, for Bank of Ravenswood, Tr.#25-9253, owner, on October 14, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-service laundrette in a proposed store building, in a B2-2 Restricted Retail District, on premises at 1523-25 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 1988 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 December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 March 16, 1981, the City Council rezoned the subject site from C1-2 to B2-2; that it is proposed to construct a one-story commercial building containing three stores, including the subject laundrette, with parking in front of the building; that amended Site Plans No. A-2, dated December 14, 1988, were submitted by the applicant; that the proposed use is necessary for the public convenience at this location to provide a needed service to the residents of the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed laundrette which will provide a full time attendant on duty during the business hours and that the business hours of operation will be limited to the hours between 7 A.M. and 11 P.M.; and that the establishment of the laundrette in the proposed store building, with provision for landscaping and shrubbery, will be compatible with the existing business and commercial 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

MINUTES OF MEETING

December 16, 1988

Cal. No. 280-88-S

Zoning Administrator is authorized to permit the establishment of a self-service launderette in a proposed one-story three-store building, as per amended Site Plans, No. A-2, dated December 14, 1988, on premises at 1523-25 W. Lawrence Avenue, upon condition that a full-time attendant shall be on duty at the launderette during all business hours; that the hours of operation shall be limited to the hours between 7 A.M. and 11 P.M.; that landscaping and shrubbery shall be provided as indicated in amended Site Plans No. A-2, dated December 14, 1988; 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: Second Mt. Calvary Missionary Baptist Church
APPEARANCES FOR: Thomas Challos
APPEARANCES AGAINST:

CAL. NO. 281-88-S
MAP NO. 18-H
MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 7401-03 S. Western Avenue
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, Second Mt. Calvary Missionary Baptist Church, owner, on October 14, 1988, 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 B2-2 Restricted Retail District, on premises at 7401-03 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 2, 1988 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 December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 said use is located in a B2-2 Restricted Retail District; that the applicant church has been located in the one-story brick building on the subject site since the year 1975; that the subject church is necessary at this location to continue to serve the 45-member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the church which will continue to provide needed services in the community and which will provide adequate off-street parking; and that the establishment of the church at the subject site 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 7401-03 S. Western Avenue, upon condition that the parking area at the rear of the building shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather material; that striping shall be provided; that fencing shall be provided; that ingress and

MINUTES OF MEETING

December 16, 1988

Cal. No. 281-88-S

egress to the parking area shall be from W. 74th Street and the adjoining alley; that the driveway shall be constructed in accordance with applicable ordinances; that the parking area shall be securely locked at all times when not in use by the applicant church; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain said parking area under the conditions and standards hereby established under this order.

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

APPLICANT: Clinchers Sports Bar, Inc.
 APPEARANCES FOR: Vincent Brizgys
 APPEARANCES AGAINST:

CAL. NO. 282-88-S
 MAP NO. 4-H
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 2101 W. 18th Place
 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, Clinchers Sports Bar, Inc., for Edward S. Duda and Laverne Duda, owners, on October 31, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a two-story brick building, in an R4 General Residence District, on premises at 2101 W. 18th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §6.4-5(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 subject site is improved with a two-story brick building containing an operating, licensed tavern on the first floor and with a single-dwelling unit at the rear and second floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in operation for at least 25 years; that the applicant proposes to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern in the building on the subject site 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

MINUTES OF MEETING

December 16, 1988

Cal. No. 282-88-S

and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a two-story brick building, on premises at 2101 W. 18th Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

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

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

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

APPLICANT: River West Development, Ltd.
APPEARANCES FOR: Richard J. Troy, Jack Berger
APPEARANCES AGAINST:

CAL. NO. 283-88-S
MAP NO. 3-G
MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 830 W. Chicago Avenue
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, River West Development, Ltd., for LaSalle National Bank, Tr. #111775, owner, on October 24, 1988, 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 M3-4 Heavy Manufacturing District, on premises at 830 W. Chicago Avenue, to satisfy the parking requirements for office building conversions located at 825 W. Chicago Avenue and 716 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 3, 1988 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 §9.11-3, §10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; and

WHEREAS, the district maps show that the premises are located in an M3-4 Heavy 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 M3-4 Heavy Manufacturing District; that the proposed off-site accessory parking lot is necessary for the public convenience at this location to satisfy the parking requirements for office building conversions located at 825 W. Chicago Avenue and 716 N. Halsted Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, which will relieve parking congestion on the public streets, is 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 private passenger automobiles, on premises at 830 W. Chicago Avenue,

MINUTES OF MEETING

December 16, 1988

Cal. No. 283-88-S

to satisfy the parking requirements for office building conversions located at 825 W. Chicago Avenue and 716 N. Halsted Street, upon condition that no use shall be made of the property 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 with a 6 feet high chain link fence, excepting the driveway(s); 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 and 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 concrete wheel stops shall be provided; that the parking stalls shall be designated by striping; that lighting shall be provided; that the driveway(s) shall be constructed in accordance with applicable ordinances; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that security gate(s) with key access shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: JoAnn C. Butler
 APPEARANCES FOR: Richard Wexler
 APPEARANCES AGAINST:

CAL. NO. 284-88-S
 MAP NO. 7-G
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 2525 N. Sheffield Avenue
 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, JoAnn C. Butler, for American National Bank and Trust Company, Trust No. 63882, owner, on October 26, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of seven dwelling units on the ground floor of a four-story brick building to contain business space and 28-dwelling units, in a B4-3 Restricted Service District, on premises at 2525 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1988 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, §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 December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that it is proposed to convert a four-story brick building on the subject site to contain business space and 28 dwelling units, 7 of which will be located on the ground floor; that the proposed residential use on the ground floor is necessary for the public convenience at this location in that there is a growing trend in this area for dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides adequate on-site parking for the 28 dwelling units; and that the proposed development is compatible with the mixed residential and business 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 seven dwelling units on the ground floor of a four-story brick building to contain business space and 28-dwelling units, on premises at 2525 N. Sheffield Avenue, upon condition that on-site parking shall be provided; and that all applicable ordinances PAGE 21 OF MINUTES 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: JoAnn C. Butler
 APPEARANCES FOR: Richard Wexler
 APPEARANCES AGAINST:

CAL. NO. 285-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 2525 N. Sheffield Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation 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, JoAnn C. Butler, for American National Bank and Trust Company, Trust No. 63882, owner, on October 26, 1988, filed an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the establishment of 28-dwelling units in a four-story brick building with on-site parking for 25 instead of 28 automobiles, on premises at 2525 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1988 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 §8.11-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on December 16, 1988 the Board approved, in Calendar No. 284-88-S, the establishment of seven dwelling units on the ground floor of an existing four-story brick building which will contain business space and a total of 28 dwelling units; 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 28 dwelling units are necessary to make the project economically viable; that the plight of the owner is due to available parking space for only 25 vehicles on the subject lot; and that the reduction in the number of required parking spaces by three spaces will not impact the available parking in the area nor 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 establishment of 28 dwelling units in a four-story brick building with on-site parking for 25 instead of 28 automobiles, on premises at 2525 N. Sheffield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be

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

APPLICANT: Rainbow House/Arco Iris
 APPEARANCES FOR: Daniel L. Pearlman
 APPEARANCES AGAINST:

CAL. NO. 286-88-S
 MAP NO. 6-J
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED-- 2406 S. Ridgeway Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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, Rainbow House/Arco Iris, for Manuel and Fredesvinda Cardona, owners, on October 14, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility for battered women and their children in a two-story brick residential building, in an R4 General Residence District, on premises at 2406 S. Ridgeway Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 4, 1988 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, §7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 applicant, Rainbow House, presently operates a transitional shelter facility for battered women and their children in the immediate area at 2313 S. Millard Avenue; that these premises are now insufficient to meet the applicant's expanded programs and services; that the applicant seeks to establish a transitional home for battered women and their children in the two-story brick residential building on the subject site and proposes to spend upwards of \$500,000 in its renovation which will include utilization of the attic and basement; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof" and that Chapter 78.3-1 states that "no person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days"; that the applicant proposes to provide transitional shelter housing for a maximum capacity of 42 persons; that no mentally ill women or children nor women or children with serious alcohol or drug-related problems will be sheltered in the facility; that at least one staff member who is a qualified bilingual counselor will be on the premises at all times; that the facility will provide counseling, special services, job training and education programs, legal advocacy services, food and

MINUTES OF MEETING

December 16, 1988

Cal. No. 286-88-S

clothing; that the facility will provide handicapped accessibility and special services for handicapped clients; that there will be no external signs indicating the use of the subject premises as a transitional shelter facility; that the establishment of the proposed facility will allow the current facility to be used for nonresidential support groups, individual counseling and other services; that the establishment of a transitional shelter facility for battered women and their children is necessary for the public convenience at this location to continue to provide a needed service to this community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; and that the proposed rehabilitation and use of the building on the subject site as a transitional shelter facility for battered women and their children is compatible with the existing multi-unit residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility for battered women and their children in a two-story brick residential building, on premises at 2406 S. Ridgeway Avenue, upon condition that the building is brought into compliance with all building code regulations; that no mentally ill women or children nor women and children with serious alcohol or drug-related problems shall be accepted as clients; that a qualified professional bilingual staff member shall be on the premises at all times; that there shall be no external signs indicating the use of the premises as a transitional shelter facility; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility for battered women and their children, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Josephine Bass & Neopolitan Lighthouse

CAL NO. 287-88-S

APPEARANCES FOR:

MAP NO. i-J

APPEARANCES AGAINST:

MINUTES OF MEETING

December 16, 1988

PREMISES AFFECTED— 713 N. Spaulding Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 20, 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: Grace Mission Church
 APPEARANCES FOR: Arnold L. Stewart
 APPEARANCES AGAINST:

CAL. NO. 288-88-S
 MAP NO. 1-J
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 400 N. St. Louis Avenue
 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, Grace Mission Church, owner, on November 2, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter facility in a two-story brick church building, in an R4 General Residence District, on premises at 400 N. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 20, 1988 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, §7.4-4(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 subject site is improved with a brick two-story former commercial building occupied by the applicant church; that the applicant proposes to establish a temporary overnight shelter facility in the building on the subject site; that the applicant church presently holds church services at the subject site and proposes to expand its facility to include a temporary overnight shelter facility for a maximum of 12 homeless families; that the applicant also operates a soup kitchen at the site from 2 P.M. to 6 P.M. and a clothing repository to serve the homeless and indigent; that supervision will be provided at all times to monitor the shelter's activities; that the establishment of a temporary overnight shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of temporary overnight shelter facilities; and that the proposed use, which fulfills a need in the community, and which is located in a church, is 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

MINUTES OF MEETING
December 16, 1988
Cal. No. 288-88-S

RESOVLED, 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 temporary overnight shelter facility in a brick two-story church building, on premises at 400 N. St. Louis Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a temporary overnight shelter until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

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

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

APPLICANT: Lutheran Social Services of Illinois, a not-for-profit corporation
 APPEARANCES FOR: Rolando Acosta
 APPEARANCES AGAINST: Ronald P. Betz

CAL. NO. 289-88-S
 MAP NO. 19-G
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 7500 N. Sheridan 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, Lutheran Social Services of Illinois, a not-for-profit corporation, owner, on November 17, 1988, 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 R4 General Residence District, on premises at 7500 N. Sheridan Road, to satisfy the parking requirements for an existing nursing home for mentally and physically handicapped children located at 7464 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 17, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.4-4(5), §7.7-4, §11.7-4(1), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 applicant operates a facility known as Augustana Center, for mentally and physically handicapped children at 7464 N. Sheridan Road and seeks to construct a playlot behind said building for the use of the children it serves; that the proposed use is necessary for the public convenience at the subject site location to fulfill the parking requirements for the existing children's facility at 7464 N. Sheridan Road which will be displaced by the proposed playlot facility; 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 establishment of a parking lot at the subject site will be an improvement of an existing vacant and unsightly lot and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

December 16, 1988

Cal. No. 289-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 7500 N. Sheridan Road, to satisfy the parking requirements for an existing nursing home for mentally and physically handicapped children located at 7464 N. Sheridan Road, upon condition that no use shall be made of the property 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 setbacks of 10 feet shall be provided on the periphery of the subject lot; that landscaping as depicted on the plans presented shall be provided on all four sides of the proposed parking lot within the 10 feet setbacks; 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 concrete wheel stops shall be provided; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be via the alley abutting the site on the west as per resolution introduced by the alderman of the ward at the December 14, 1988 meeting of the City Council of the City of Chicago exempting the applicant from the solid barrier requirement along the alley frontage of the proposed parking lot; that security for the proposed parking lot shall be provided at all 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 and §5.8-5 of the zoning ordinance.

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

APPLICANT: Lutheran Social Services of Illinois, a not-for-profit corporation
 APPEARANCES FOR: Rolando Acosta
 APPEARANCES AGAINST: Ronald Betz

CAL. NO. 290-88-Z
 MAP NO. 19-G
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 7500 N. Sheridan Road

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

ACTION OF BOARD—

Variation 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, Lutheran Social Services of Illinois, a not-for-profit corporation, owner, on November 17, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a parking lot whose east front yard will be 10 feet instead of 15 feet, on premises at 7500 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 17, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.4-4(5), §7.7-4, §11.7-4(1), §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on November 28, 1988; 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 December 16, 1988, in Calendar No. 289-88-S, the Board approved a special use permitting the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at 7500 N. Sheridan Road to satisfy the parking requirements for an existing nursing home for mentally and physically handicapped children located at 7464 N. Sheridan Road; 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 variation requested is necessary to provide maximum utilization of the subject site for the required off-street parking; that the plight of the owner is due to the need to utilize the subject lot to its maximum; and that the variation, if granted, will not alter the essential character of the locality in that the parking lot with provision of 10 feet setbacks with landscaping and trees will be compatible with the existing improvements in the area; it is therefore

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

MINUTES OF MEETING

December 16, 1988

Cal. No. 290-88-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 establishment of a parking lot whose east front yard will be 10 feet instead of 15 feet, on premises at 7500 N. Sheridan Road.

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

APPLICANT: KingsGard Cleaners, Inc.

CAL. NO. 291-88-A

APPEARANCES FOR:

MAP NO. 24-F

APPEARANCES AGAINST:

MINUTES OF MEETING

December 16, 1988

PREMISES AFFECTED-- 9707 S. Halsted Street

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

ACTION OF BOARD--

Case continued to
January 20, 1989
upon motion of the
Board.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Yong Il and Myoung Sil Lee
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 292-88-A
MAP NO. 3-F
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED— 1104 N. Dearborn Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellants.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Jules D. Banks

CAL. NO. 293-88-A

MAP NO. 18-G

PEARANCES FOR:

MINUTES OF MEETING

APPEARANCES AGAINST:

December 16, 1988

PREMISES AFFECTED-- 1281 W. 71st Street

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

ACTION OF BOARD--

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Marc Sussman
 APPEARANCES FOR: Marc Sussman
 APPEARANCES AGAINST:

CAL. NO. 294-88-A
 MAP NO. 5-H
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 1625-27 N. Honore 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, Marc Sussman, owner, on November 2, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the separation of two lots of record by retaining the two-story brick apartment building on 1627 (Lot 74) and erecting a single-family residence on 1625 (Lot 75), in an R3 General Residence District, on premises at 1625-27 N. Honore Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 1988 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 §7.5-3, §7.6-3, §7.7-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988; 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 lots of record, each containing 2,904 square feet; that one lot is vacant and the other is improved with a three-story brick three-dwelling unit building; that records of the City of Chicago indicate that another dwelling once was situated on the rear of both lots which created a non-conforming use due to two detached residential buildings on a zoning lot and no rear yard instead of 30 feet; that testimony was presented indicating that the rear building was torn down in 1976 and that the appellant now seeks to separate the one zoning lot back to two individual zoning lots for the purpose of erecting a single-family residence on the vacant lot, which will conform to the front, side and rear yard requirements of the code; that the proposed single-family residence on the 2,904 square feet lot of record would conform to the lot area requirement of 2,500 square feet per dwelling unit; that the Board finds the proposed division of the subject parcel of land back to two individual lots of record and the erection of a single-family residence on the vacant lot is appropriate in this case in that the existing building is similar to the majority of the buildings

MINUTES OF MEETING

December 16, 1988
Cal. No. 294-88-A

in this block which consists of identical lots of record and that the proposed building will be an enhancement to the improvements in the area; 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 separation of two lots of record by retaining the two-story brick apartment building on 1627 (Lot 74) and erecting a single-family residence on 1625 (Lot 75), on premises at 1625-27 N. Honore 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: Audisho Shiba
APPEARANCES FOR: James T. Kennedy, Audisho Shiba
APPEARANCES AGAINST:

CAL. NO. 295-88-A
MAP NO. 13-H
MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 2004 W. Lawrence Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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, Audisho Shiba, for John Stamas, owner, on October 20, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a print shop in a two-story brick multi-store and apartment building, in a B2-1 Restricted Retail District, on premises at 2004 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 17, 1988 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 December 16, 1988; and

WHEREAS, the district maps show that the premises are located in a B2-1 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 said use is located in a B2-1 Restricted Retail District; that the appellant has operated a small print shop, a B4 use, utilizing off-set printing and duplicating machines since 1984 in the subject store in the two-story brick multi-store and apartment building at the subject site; that the building at the subject site also contains other business uses, including a tavern, a B4 use; that under §6.4-6 of the zoning ordinance the non-conforming use of the building on the subject site 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 the establishment of a print shop in a two-story brick multi-store and apartment building, on premises at 2004 W. Lawrence Avenue, upon condition that the use shall employ not more than two persons in addition to one owner or manager; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Marion Johnson
 APPEARANCES FOR: Morgan M. Stern, Marion Johnson
 APPEARANCES AGAINST:

CAL. NO. 296-88-A

MAP NO. 10-J

MINUTES OF MEETING

December 16, 1988

PREMISES AFFECTED-- 4643 S. Drake Avenue

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

ACTION OF BOARD--

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

THE VOTE

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, Marion Johnson, owner, on October 24, 1988, filed an appeal from the decision of the Office of Zoning Administrator in refusing to legalize the use of a two-story brick building as three-dwelling units and nine lodging rooms, in an R3 General Residence District, on premises at 4643 S. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 20, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988; 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 said use is located in an R3 General Residence District; that the subject site is improved with a two-story brick building which consists of three kitchenette dwelling units and nine lodging rooms; that testimony presented indicates that the building was originally constructed as a synagogue in 1923 which was converted to a store and apartments in 1928 and further converted to its present state in 1931; 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 legalize the use of a two-story brick building as three-dwelling units and nine lodging rooms, on premises at 4643 S. Drake Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Harry Irgang
VARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 297-88-A
MAP NO. 9-J
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED— 3282 N. Milwaukee Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

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

APPLICANT: Lennie Scales
 APPEARANCES FOR: Lemmie Baylock, Lennie Scales
 APPEARANCES AGAINST: Archie Price

CAL. NO. 298-88-A
 MAP NO. 18-D
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 942 E. 76th Street

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

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, Lennie Scales, owner, on November 3, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop, excluding body repair, painting or engine rebuilding, in a one-story brick garage building on the rear of a lot improved additionally with a residential building, in an R3 General Residence District, on premises at 942 E. 76th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988; 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 one-story brick garage building on the rear of the lot improved additionally with a residential building; that on July 16, 1982 the Board sustained an appeal permitting the continued operation of an automobile repair shop, excluding body work, in the subject garage building, Calendar No. 97-82-A, and denied an appeal on September 16, 1988 in Calendar No. 206-88-A, for the re-establishment of an automobile repair shop in the subject garage building because it was proposed to do body repair and painting; that the Board finds that since 1982 the premises has had no proper business license since the granting of the automobile repair shop use in Calendar No. 97-82-A on July 16, 1982; that under §7.3-3 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Paul Delira
 HEARINGS FOR: Kevin G. Katsis
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1252-54 W. Barry Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 299-88-A
 MAP NO. 7-G
 MINUTES OF MEETING
 December 16, 1988

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, Paul Delira, owner, on November 14, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile repair shop in a one-story frame garage attached to the rear of a one-story frame dwelling, in an R3 General Residence District, on premises at 1252-54 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 9, 1988 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 December 16, 1988; 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 said use is located in an R3 General Residence District in a one-story frame garage building attached to the rear of a one-story frame dwelling on the subject site; that the subject garage has been occupied by commercial uses since the year 1930 at which time the site was zoned commercial; that an automobile repair shop has been operated at the subject site since 1968; 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 established the basis of his 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 certify an existing automobile repair shop in a one-story frame garage attached to the rear of a one-story frame dwelling, on premises at 1252-54 W. Barry Avenue, upon condition that no body work, spray painting nor engine rebuilding shall be done on the premises; that all repair work shall be done within the subject garage building; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Fridays and 9 P.M. and 4 P.M. on Saturdays; that no automobiles awaiting repairs or that have been repaired shall be stored on a city street, parkway, sidewalk or alley; that all automobiles that have been repaired or are awaiting repairs shall be stored inside the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a BAZ 12 license is issued.

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

APPLICANT: Christopher K. Martin
 APPEARANCES FOR: Lawrence Keith, Christopher K. Martin
 APPEARANCES AGAINST:

CAL. NO. 300-88-A
 MAP NO. 4-H
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED-- 2058 W. 13th 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, Christopher K. Martin, for L. Keith, owner, on November 3, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 2058 W. 13th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 1988 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 December 16, 1988; 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 store in the two-story brick building on the subject site was previously occupied by a grocery store which ceased operation approximately two years ago; that there has been no intent to abandon the use of the premises as a grocery store, the fixtures having remained intact; that no violation of the zoning ordinance exists nor is contemplated and the appellant has established the basis of his 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 grocery store in a two-story brick store and apartment building, on premises at 2058 W. 13th Street, upon condition that no alcoholic beverages shall be sold on the premises; 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: Sakabh Farhoud A.B.A Sharif Food & Liquors, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 301-88-A
MAP NO. 14-G
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED-- 5659 S. Racine Avenue

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

ACTION OF BOARD--

Case continued to
January 20, 1989.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

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

APPLICANT: Mahmoud Sandoka

CAL. NO. 302-88-A

PEARANCES FOR:

MAP NO. 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 16, 1988

PREMISES AFFECTED-- 6656 S. Morgan Street

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

ACTION OF BOARD--

Case continued to
January 20, 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: Affiliated Banc Group, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 220-88-S
 MAP NO. 5-F
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 744-58 W. North Avenue
 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, Affiliated Banc Group, Inc., for American National Bank & Trust, Tr. #67456, owner, on September 8, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed bank in an existing four-story brick building, in a B4-2 Restricted Service District, on premises at 744-58 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1988 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, §8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; 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 on July 1, 1984 a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that the subject site is improved with a four-story brick building in the process of complete rehabilitation and which will contain a savings and loan association and other uses; that the applicant proposes to erect three drive-through teller windows and a drive-through automatic teller window facility on the east side of the lot; that customers will enter the drive-through facility on W. Concord Place and exit the facility with a right turn only onto W. North Avenue; that the proposed facility is necessary for the public convenience at this location to provide more convenient banking facilities for the local residential and business communities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility to be operated under the conditions hereinafter set forth; and that the subject site, which is bordered by C.T.A. elevated tracks on the east and north, 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

MINUTES OF MEETING

December 16, 1988

Cal. No. 220-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a proposed bank in an existing four-story brick building, on premises at 744-58 W. North Avenue, upon condition that ingress to the drive-through facilities shall be from W. Concord Place; that egress from the drive through and automatic teller facilities shall be onto W. North Avenue; that a lighted "Enter Only" sign shall be erected at the drive-through entrance on W. Concord Place and that a lighted "Stop - Do Not Enter" and "Right Turn Only" signs shall be erected at the exit on W. North Avenue; that the entire lot shall be well lighted; that the drive-through facilities shall be securely locked at all times when not in use by the applicant banking facility; 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: Newark Electronics
APPEARANCES FOR: Kenneth H. Richman
APPEARANCES AGAINST:

CAL. NO. 225-88-S
MAP NO. 1-J
MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED-- 456-60 N. Harding Avenue
SUBJECT-- Application for the approval of a special use.

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, Newark Electronics, an unincorporated division of D-A Lubricant Company, Inc., an Indiana Corporation, owner, on September 9, 1988, 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 (proposed B1-2 Local Retail District), on premises at 456-60 N. Harding Avenue, to serve an electronics company located at 500 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 9, 1988 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, §7.4-3, §8.3-1, §10.4-1(2),"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District (proposed B1-2 Local 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 on October 26, 1988 the City Council rezoned the subject site from R3 General Residence to B1-2 Local Retail expressly for the proposed parking lot; that on October 21, 1988 the Board approved the establishment of off-site accessory parking lots at 427-63 N. Pulaski Road, 501-25 N. Pulaski Road and 500-20 N. Harding Avenue, and at 531-39 N. Pulaski Road to serve the applicant electronics company located at 500 N. Pulaski Road; that the testimony in Calendar Nos. 222-88-S, 223-88-S and 224-88-S are hereby make part of the record; that the subject site is a 50 feet by 125 feet unimproved lot proposed to be used as a overflow parking lot for 12 automobiles by the applicant company; that access to the parking lot is via the alley abutting the site; that the Board finds that the establishment of the subject 12-automobile parking lot is not necessary for the public convenience at this location in that there is sufficient off-street parking for the applicant company in the three aforesaid parking lots approved by the Board on October 21, 1988 in Calendar Nos. 222-88-S, 223-88-S and 224-88-S; that the public health, safety and welfare will not be adequately

MINUTES OF MEETING
December 16, 1988
Cal. No. 225-88-S

protected in the location and operation of a parking lot at the subject site which would be an unnecessary encroachment into the 400 N. Harding Avenue block of residential improvements; and that no evidence was presented to indicate that the establishment of the subject parking lot would not cause substantial injury to the value of other property in this block; it is therefore

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

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

APPLICANT: North Park Group, Inc., by Bernard I. Citron

CAL. NO. 226-88-Z

MAP NO. 3-F

MINUTES OF MEETING

December 16, 1988

PERMITS FOR:

APPEARANCES AGAINST:

1454, 56, 60, & 1500, 02, 04, 06, 10, 12, 14, 16, 20, 22, 24, 28, 30,
32 N. North Park Avenue

PREMISES AFFECTED--

SUBJECT--

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Case continued to
February 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

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

APPLICANT: John Bellovio, Bridgeport Electronic

CAL. NO. 227-88-A

PEARANCES FOR:

MAP NO. 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING

December 16, 1988

PREMISES AFFECTED--- 3255 S. Halsted Street

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

ACTION OF BOARD---

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

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

APPLICANT: Andrew Letsos, by Thomas S. Moore
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 238-88-S
MAP NO. 9-G
MINUTES OF MEETING
December 16, 1988.

PREMISES AFFECTED— 3213 N. Wilton Avenue
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
		X
X		
		X
X		
X		

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

APPLICANT: Andrew Letsos, by Thomas S. Moore
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 239-88-Z
MAP NO. 9-G
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED— 3213 N. Wilton Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

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
		X
X		
		X
X		
X		

APPLICANT: Sameul R. Sherwin
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 240-88-S
MAP NO. 13-G
MINUTES OF MEETING
December 16, 1988

PREMISES AFFECTED— 843 W. Margate Terrace
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

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

APPLICANT: Samuel R. Sherwin

CAL. NO. 241-88-Z

MAP NO. 13-G

VARANCES FOR:

MINUTES OF MEETING

APPEARANCES AGAINST:

December 16, 1988

PREMISES AFFECTED— 843 W. Margate Terrace

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

ACTION OF BOARD—

Case continued to
January 20, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

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

APPLICANT: Zion Temple Church of God in Christ
 HEARANCES FOR: Robert Booker
 APPEARANCES AGAINST:

CAL. NO. 168-88-S
 MAP NO. 4-K
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED-- 1414-18 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, Zion Temple Church of God in Christ, owner, on June 16, 1988 filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 240-seat church in a one and two-story brick building, in a C1-2 Restricted Commercial District, on premises at 1414-18 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 18, 1988 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, §9.3-1, §9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that the applicant church has been located in the one and two-story brick building at 1414 S. Pulaski Road since 1973 and now seeks to expand into the 1418 portion; that a church at this location is necessary to continue to serve the members of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the location and operation of the proposed church which will continue to provide needed services in the community and which will provide adequate off-street parking; and that although the subject church is located in a commercial district, the block in which the church is situated is not a viable business area and that the continued use of the subject site as a church 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 approve the establishment of a 240-seat church in a one and two-story brick building, on premises at 1414-18 S. Pulaski Road, upon condition that off-site accessory parking to satisfy the parking requirements for the said church shall be located at 1404-10 S. Pulaski Road as per Calendar No. 169-88-S; and that all applicable ordinances of the City of Chicago shall be complied with before a permit BAZ 12 is issued.

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

APPLICANT: Zion Temple Church of God in Christ
 GRANCES FOR: Robert Booker
 APPEARANCES AGAINST:

CAL. NO. 169-88-S
 MAP NO. 4-K
 MINUTES OF MEETING
 December 16, 1988

PREMISES AFFECTED— 1404-10 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, Zion Temple church of God in Christ, owner, on June 16, 1988, filed and subsequently amended 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 C1-2 Restricted Commercial District, on premises at 1404-10 S. Pulaski Road, to satisfy the parking requirements for a proposed 240-seat church at 1414-18 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 18, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-1, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 16, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on December 16, 1988, in Calendar No. 168-88-S, the Zoning Board of Appeals approved the establishment of the applicant 240-seat church in a one and two-story brick building at 1414-18 S. Pulaski Road; that the establishment of an off-site accessory parking lot is necessary for the public convenience at the subject site to satisfy the parking requirements for said church; 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 an improvement in an area with many vacant lots 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 approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1404-10 S.

MINUTES OF MEETING

December 16, 1988
Cal. No. 169-88-S

Pulaski Road, to satisfy the parking requirements for a 240-seat church at 1414-18 S. Pulaski Road, upon condition that no use shall be made of the property 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 the congregation of the applicant church; that the lot shall be enclosed, excepting the driveway, with steel beam guard rails not less than 2 feet high; 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 lighting shall be provided; that striping shall be provided; that the ingress and egress shall be from S. Pulaski Road; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant church; 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 compliance with the provisions and standards established under this order and §5.8-5 of the zoning ordinance.

MINUTES OF MEETING

December 16, 1988

Cal. No. 158-87-Z

Mr. Richard T. Hansen, for Congregation Adas Bnei Israel, presented a request to amend the resolution granted by the Zoning Board of Appeals on August 21, 1987 permitting, under certain conditions, the erection of a two-story addition to the west side of a two-story synagogue whose west rear yard will be 20 feet instead of 30 feet and whose total floor area ratio will be 0.717 instead of 0.5, on premises at 6200 N. Kimball Avenue, Cal. No. 158-87-Z.

Mr. Hansen stated that in the process of completing the working drawings for the approved addition the applicant was advised by the Building Department that a wheelchair lift to each floor is required. The applicant feels that the proper solution is to enclose the north stair and install the lift inside. The enclosure of the north stair was not included in the variation approved by the Board on August 21, 1987 and such enclosure would increase the floor area ratio to 0.79.

Vice Chairman Caldwell moved that the request to amend be granted and that the applicant be allowed to enclose the north stair of the existing two-story synagogue thereby increasing the floor area ratio to 0.79. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

December 16, 1988

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on January 13, 1989.

Marian Rest
Secretary