

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, October 20, 1989

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

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

Lawrence E. Kennon
Chairman

James E. Caldwell

Roula Alakiotou

Anthony J. Fornelli

MINUTES OF MEETING
October 20, 1989

Member Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on September 15, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Juan Garcia
 APPEARANCES FOR: Juan Garcia
 APPEARANCES AGAINST:

CAL NO. 247-89-Z
 MAP NO. 8-J
 MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED--- 3825 W. 31st Street

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

ACTION OF BOARD---

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Juan Garcia, owner, on August 10, 1989, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a 1-story 24' x 48' office and storage addition to the east side of a 1-story brick heating and air conditioning shop, with no provision for a 20' x 20' transitional front yard and whose transitional east side yard will be 3 feet instead of 5 feet, as required when abutting an R3 General Residence District, on premises at 3825 W. 31st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.8-1, §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 October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on September 22, 1988 the City Council rezoned the subject site from R3 General Residence to C1-2 Restricted Commercial; that the subject site is a 52' x 125' lot improved with a 1-story brick building built to the front lot line and contains a store in the front half with a dwelling at the rear; that the applicant proposes to erect a 1-story 24' x 48' office and storage addition to the east side of the existing building to house his heating and air conditioning business, which he presently conducts from within the dwelling unit; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that compliance with the transitional yard requirements would render the proposal architecturally and economically unfeasible; that the plight of the owner is due to the residence zoning abutting the subject site; that the proposed 1-story addition will follow the front footprint of the existing 1-story building which is built to the front lot line and will be set back 3 feet from the east lot line thereby not impairing an adequate supply of light and air to the adjacent 2-story residential building; and that the variations, if granted, will not materially alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 20, 1989

Cal. No. 247-89-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story 24' x 48' heating and air conditioning office and storage addition to the east side of a 1-story brick store and dwelling unit building, with no provision for a 20' x 20' transitional front yard and whose transitional east side yard will be 3 feet instead of 5 feet, as required when abutting an R3 General Residence District, on premises at 3825 W. 31st 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: Jeffery Bowles and Paul McHugh
APPEARANCES FOR: Richard Troy
APPEARANCES AGAINST:

CAL. NO. 248-89-Z
MAP NO. 3-G
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED-- 923-35 N. Racine Avenue

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

ACTION OF BOARD--

Application denied.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
	X	

THE RESOLUTION:

WHEREAS, Jeffery Bowles and Paul McHugh, owners, on August 11, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a U-shaped 3-story 16-dwelling unit townhouse building, with no front yard instead of 12 feet, with no side yards instead of 17.5 feet each, and with no rear yard instead of 30 feet, on premises at 923-35 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 25, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §7.12(7), §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 October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicants propose to erect a U-shaped 3-story 16-dwelling unit townhouse building on the subject 17,500 sq. ft. lot; that the subject lot's rear lot line coincides with the rear lot lines of property to the east fronting on N. Elston Avenue; that with the exception of small openings at the corners of the lot, the proposed building is to be built to the north, south and rear lot lines and to within 4 feet of the front lot line; that each townhouse unit has an interior front yard within the inner courtyard area, which also contains 14 of the 16 required parking spaces; that the additional 2 required spaces are located in the small openings at the corners of the lot fronting on N. Racine Avenue; that the properties abutting the subject site to the north and south are improved with buildings built to their side lot lines; that the units will be marketed at about \$150,000 each; that upon being put to a vote, Chairman Kennon found that the proposed development would be a beneficial improvement in this area characterized by many vacant lots and would act as a stimulus for future development; he further found that, as presented, the applicants met the standards for the requested variations and moved that the application be granted; member Caldwell concurred; member

MINUTES OF MEETING

October 20, 1989

Cal. No. 248-89-Z

Alakiotou found that the proposed development was an over-building of the subject site with no consideration given to its impact upon the existing buildings adjoining the property or upon the future development of the abutting unimproved properties and that the applicant did not satisfactorily meet the standards for variations, and voted to deny the requested variation application; member Fornelli concurred; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied for lack of three affirmative votes.

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

APPLICANT: Adam Ulanicki
 APPEARANCES FOR: Adam Ulanicki
 APPEARANCES AGAINST:

CAL. NO. 249-89-2
 MAP NO. 7-J
 MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED-- 2817 N. Hamlin Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Adam Ulanicki, owner, on August 17, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 1-story 11' x 20' patio enclosure at the rear of a 2-story brick and frame two-dwelling unit building, whose north side yard is 1 foot instead of 3 feet and which enclosure results in a 9.7% (220 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 2817 N. Hamlin Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §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 October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story brick and frame 2-dwelling unit building and a partially enclosed 1-story 11' x 20' patio at the rear of the existing building; that the proposed enclosed patio results in an increase in floor area of 220 sq. ft.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to meet the lifestyle needs of the applicant and his family; that the plight of the owner is due to the desire of providing an enclosed recreational patio area; that the proposed patio addition will not impair an adequate supply of light and air to adjacent residential properties; and that the variations, if granted, will be compatible with the existing improvements in the block and will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

October 20, 1989

Cal. No. 249-89-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a 1-story 11' x 20' patio enclosure at the rear of a 2-story brick and frame 2-dwelling unit building, whose north side yard is 1 foot instead of 3 feet and which enclosure results in a 9.7% (220 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 2817 N. Hamlin 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: Kevin Killerman
APPEARANCES FOR: Bernard I. Citron
APPEARANCES AGAINST: Jeanette Locurto

CAL. NO. 250-89-Z
MAP NO. 7-G
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 1241 W. Draper Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Kevin Killerman, owner, on August 24, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 4th story 20.5' x 23' addition to a 3-story (includes basement) frame two-dwelling unit building, with no west side yard instead of 7.2 feet, whose rear yard will be 12 feet instead of 30 feet and which addition will result in a 15% (448 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 1241 W. Draper Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 27, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3, §7.9-3; §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in an R3 General Residence District; that the site is a 34' x 60' lot with no alley access and is improved with a 3-story, including basement, frame 2-dwelling unit building situated on the west lot line; that the proposed 20.5' x 23' frame 4th story addition results in an increase in floor area of 448 sq. ft.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additional living space in the applicant's dwelling unit; that the plight of the owner is due to the said 4th story addition being constructed without obtaining necessary building permits and the configuration of the existing building on the subject lot which presently encroaches into the required side and rear yards; and that the variations, if granted, will not alter the essential character of the locality in that many of the existing improvements in the block do not comply with the rear and side

MINUTES OF MEETING
October 20, 1989
Cal. No. 250-89-Z

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 4th story 20.5' x 23' addition to a 3-story (includes basement) frame 2-dwelling unit building, with no west side yard instead of 7.2 feet, whose rear yard will be 12 feet instead of 30 feet and which addition will result in a 15% (448 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 1241 W. Draper Street, upon condition 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: Ralph Chiczewski
 APPEARANCES FOR: Ralph Chiczewski
 APPEARANCES AGAINST: Lawrence Rzenski

CAL. NO. 251-89-Z
 MAP NO. 15-N
 MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 6815 W. Ardmore Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Ralph Chiczewski, for Ralph & Deborah Chiczewski, owners, on August 24, 1989, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a 1-story garage and room addition to the east side of a 1-story brick and frame single-family residence, whose east side yard will be 1.16 feet instead of 5 feet and whose south rear yard will be 2 feet instead of 30 feet, on premises at 6815 W. Ardmore Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-1(1), §7.9-1, §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 October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject site is an irregular shaped lot in an oddly shaped block and is improved with a 1-story brick and frame single-family residence and attached brick garage building; that the applicant proposes to replace the existing deteriorating 1-car garage with a 1-story brick garage and room addition to the east side of the existing residential 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 new garage and additional bedroom is necessary to meet the needs of the applicant and his family; that the plight of the owner is due to the configuration of the existing residential building on this irregular shaped lot which necessitate the requested rear and side yard variations; that the proposed garage and room addition will not impair an adequate supply of light and air to abutting residential properties and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

October 20, 1989

Cal. No. 251-89-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1-story garage and room addition to the east side of a 1-story brick and frame single-family residence, whose east side yard will be 1.16 feet instead of 5 feet and whose south rear yard will be 2 feet instead of 30 feet, on premises at 6815 W. Ardmore 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: Joseph Quirk
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 252-89-Z
 MAP NO. 11-G
 MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 4142-56 N. Kenmore Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Joseph Quirk, owner, on August 18, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a U-shaped 2-story 10-dwelling unit townhouse building, with no east front yard instead of 15 feet, with no south side yard instead of 12.5 feet, and with no west rear yard instead of 30 feet, on premises at 4142-56 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an approximately 11,500 sq. ft. corner lot abutting the cul de sac at W. Buena and N. Kenmore Avenue and is adjacent to C.T.A. elevated tracks along its west lot line; that the applicant proposes to erect a U-shaped 2-story 10-dwelling unit townhouse building at the subject site which will have a landscaped interior courtyard that extends to the south lot line; that the building's required parking will be located in interior garages below the units along the west lot line accessed by a 16 foot driveway easement within the C.T.A. right-of-way; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front, side and rear yard variations are necessary to construct the 2-story 10-dwelling unit townhouse building as designed with an interior courtyard area; that the plight of the owner is due to the desire to provide each unit an interior landscaped courtyard area; and that the variations, if granted, will not alter the essential character of the locality or impair an adequate supply of light and air to adjacent property

MINUTES OF MEETING

October 20, 1989

Cal. No. 252-89-Z

in that the proposed rear yard abuts the C.T.A. right-of-way, that the proposed south side yard will have a 37 foot unimproved opening at the center, and that the proposed front yard is consistent with the front yard of the 3-story apartment building adjoining to the south; 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 U-shaped 2-story 10-dwelling unit townhouse building, with no east front yard instead of 15 feet, with no south side yard instead of 12.5 feet and with no west rear yard instead of 30 feet, on premises at 4142-56 N. Kenmore 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: Edward W. McDermed
 APPEARANCES FOR: Edward W. McDermed
 APPEARANCES AGAINST:

CAL. NO. 253-89-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 1907 W. Addison Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Edward W. McDermed, owner, on August 28, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a dwelling unit in the basement of a 2-story frame two-dwelling unit building, with on-site parking for 2 instead of 3 automobiles, on premises at 1907 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-1(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 October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is located in an R4 General Residence District; that the subject site is improved with a 2-story frame two-dwelling unit building with a 2-car garage at the rear of the lot; that the applicant proposes to remodel the basement of the existing building into a dwelling unit for his occupancy; that the subject 3,107 sq. ft. lot has sufficient lot area for a third dwelling unit; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to demolish the existing 2-car garage in order to provide a concrete parking pad for three automobiles; that the plight of the owner is due to the applicant's desire to add an additional dwelling unit which necessitates the additional parking space; that the waiver of one on-site parking space will not materially affect automobile parking in the neighborhood; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

October 20, 1989

Cal. No. 253-89-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of a dwelling unit in the basement of a 2-story frame two-dwelling unit building, with on-site parking for 2 instead of 3 automobiles, on premises at 1907 W. Addison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Rodney F. Reeves
APPEARANCES FOR: Rodney F. Reeves
APPEARANCES AGAINST:

CAL. NO. 254-89-Z
MAP NO. 7-H
MINUTES OF MEETING
October 20, 1989

PREMISES AFFECTED--- 1731 W. Barry Avenue
SUBJECT--- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD---

Case continued to
January 19, 1990, 2:00 P.M.,
upon motion by the Board.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

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

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

APPLICANT: Joseph C. Ziegler
APPEARANCES FOR: Joseph C. Ziegler
APPEARANCES AGAINST:

CAL. NO. 255-89-S
MAP NO. 22-D
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 8924 S. Stony Island Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Joseph C. Ziegler, for Milton Barnes, owner, on August 11, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern with dancing and incidental food service in a 1-story brick building and proposed addition, in a B4-2 Restricted Service District, on premises at 8924 S. Stony Island Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §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 October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is improved with a 1-story brick building; that the subject premises was previously occupied as a tavern for the past 15 years; that the lessee, Charles Gordon, proposes to expand the existing building and establish a tavern/restaurant with dancing, at the site; that the dancing and restaurant service are permitted uses in the B4-2 district; that the majority of the patrons will be from the neighborhood and that the establishment of the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in that adequate off-street parking will be provided and that the building and addition must meet all building code regulations; and that the use of the subject premises as a tavern/restaurant is similar to the use that occupied the premises for many years 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

MINUTES OF MEETING

October 20, 1989

Cal. No. 255-89-S

the Zoning Administrator is authorized to permit the establishment of a tavern/restaurant including dancing in a 1-story brick building and proposed addition, on premises at 8924 S. Stony Island 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: Audie Lee Norman
APPEARANCES FOR: Thomas J. Murphy
APPEARANCES AGAINST: Edward S. Majewski, et al.

CALNO. 256-89-S
MAPNO. 9-K
MINUTES OF MEETING

PREMISES AFFECTED-- 4704 W. Addison Street
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Audie Lee Norman, for Teresa Sikorski, owner, on August 25, 1989, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 4704 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 23, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is located in an R4 General Residence District; that the existing tavern in the subject building has been in existence for at least 60 years; that on June 24, 1971, the City Council rezoned the subject site from B4-2, in which district a tavern was a permitted use, to R4 General Residence; that on April 26, 1981, the Board sustained an appeal by Harold Epifanio permitting the re-establishment of a non-conforming tavern on the first floor of the 2-story brick store and apartment building on the subject site, in Cal. No. 109-81-A; 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 tavern has been operated for the past 8 years by the present lessee Harold Epifanio; that the applicant, Audie Lee Norman, proposes to continue operating 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 will not cause substantial

MINUTES OF MEETING

October 20, 1989
Cal. No. 256-89-S

injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a 2-story brick store and apartment building, on premises at 4704 W. Addison Street, upon condition that the tavern shall be closed by Midnight daily, except on Fridays the tavern may stay open to 2:00 A.M. Saturday, and on Saturdays to 3:00 A.M. Sunday; and that all other 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, Audie Lee Norman or his corporation 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 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: Dimitris Bubaris & Kitsa Bubaris
APPEARANCES FOR: Paul Levenfeld, Dimitris Bubaris
APPEARANCES AGAINST: Brandon Neese, et al.

CAL. NO. 257-89-S
MAP NO. 17-H
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 6959-79 N. Ravenswood Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, Dimitris Bubaris and Kitsa Bubaris, owners, on August 23, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 26' x 196' 12-bay self-service auto washing facility, in a C1-2 Restricted Commercial District, on premises at 6959-79 N. Ravenswood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 25, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is presently a vacant lot with frontages along N. Ravenswood Avenue, W. Lunt Avenue and 2 public alleys; that the applicant proposes to erect a 26' x 196' 12-bay self-service auto washing facility at the subject site; that testimony presented indicates that there are at least three car washing facilities within the immediate area; that no testimony was presented to indicate that the proposed car washing facility is necessary for the public convenience at the subject site; that although the subject site is located in a C1-2 Restricted Commercial District, it abuts residential districts immediately to the south and east; that the proposed car washing facility and the increased noise and traffic generated by such a use would be injurious to the public health, safety and welfare of the citizens residing in the immediate residential neighborhoods; that no evidence was presented to indicate that the establishment of the proposed 12-bay car washing facility would not be injurious 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 denied.

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

APPLICANT: Lower Link, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 258-89-S

MAP NO. 9-G

MINUTES OF MEETING
October 20, 1989

PLACES AFFECTED--- 3431 N. Clark Street

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

ACTION OF BOARD---

Case continued to
December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Thomas J. Leonard
 APPEARANCES FOR: Thomas J. Leonard
 APPEARANCES AGAINST:

CAL. NO. 259-89-5
 MAP NO. 9-G
 MINUTES OF MEETING
 October 20, 1989

PLACES AFFECTED— 11041 and 11045 S. Whipple Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thomas J. Leonard, for Gerald Rudolph and Ralph Rudolph, owners, on September 1, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of two single-family tri-level residences, in a B4-2 Restricted Service District, on premises at 11041 and 11045 S. Whipple Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 23, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

WHEREAS, the district maps show that the premises is 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 April 25, 1969, the City Council rezoned the subject site from R2 Single-Family Residence to B4-2 Restricted Service; that the subject site consists of 2 lots of 5,246 sq. ft. each; that the applicant proposes to erect two single-family tri-level residences at the subject site; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses; that the public health, safety and welfare will be adequately protected in the design and location of the proposed two tri-level residences which will comply with all applicable code regulations; and that the proposed tri-level residences will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of two single-family tri-level residences, on premises at 11041 and 11045 S. Whipple 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: A Deal Pawn & Loan, Gold & Diamond Exchange, Inc.

CAL. NO. 260-89-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

October 20, 1989

PLACES AFFECTED— 3900 N. Broadway

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Donna Solomon, D.V.M.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Gary I. Wigoda

CAL. NO. 261-89-S
 MAP NO. 7-H
 MINUTES OF MEETING
 October 20, 1989

PLACES AFFECTED— 1618 W. Diversey Parkway
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Donna Solomon, D.V.A., for American National Bank, Tr. #66359, owner, on September 5, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an animal hospital in a 2-story frame building, in an M1-2 Restricted Manufacturing District, on premises at 1618 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 1, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §10.4-1(1a)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 4,960 sq. ft. lot improved with a 2-story frame Victorian style residential building with substantial sideyards; that the applicant proposes to renovate the interior of the building and establish an animal clinic on the first floor and a dwelling unit on the second floor for her own occupancy; that the proposed use is an office and clinic for the typical treatment and care of pet animals; that the proposed use is necessary for the public convenience at this location to provide a necessary service for the residents of the community; that the public health, safety and welfare will be adequately protected with the provision of the following: that there will be no overnight boarding of animals on the premises; that there will be no outdoor animal kennels or runs, that no animal remains will be disposed of on-site, that the clinic area will be soundproofed, that the hours of operation will be limited to the hours between 8 A.M. and 6 P.M., Mondays through Fridays and 8 A.M. and 2 P.M., Saturdays; that the facade of the Victorian-style building will not be altered in any fashion; and that the proposed special use is substantially less intense than many other uses that would be permitted in this manufacturing district as a matter of right and that with the

MINUTES OF MEETING

October 20, 1989

Cal. No. 261-89-S

Conditions hereinafter set forth, 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 animal clinic in a 2-story frame building, on premises at 1618 W. Diversey Parkway, upon condition that there shall be no overnight boarding of animals on the premises; that there shall be no outdoor animal kennels or runs; that no animal remains shall be disposed of on the premises; that the clinic area shall be soundproofed; that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Fridays and 8 A.M. and 2 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: West Side Realty Corporation
APPEARANCES FOR: Richard L. Kruse
APPEARANCES AGAINST:

CAL. NO. 262-89-S
MAP NO. 2-H
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 1640 W. Jackson Boulevard
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
x		
	x	
x		
x		

THE RESOLUTION:

WHEREAS, West Side Realty Corporation, owner, on September 5, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 9-level parking facility, in a B4-4 Restricted Service District, on premises at 1640 W. Jackson Boulevard, to satisfy the parking requirement for a proposed 7-story office building at 1645 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4, §8.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

WHEREAS, the district maps show that the premises is located in a B4-4 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 the proposed use is to be located in a B4-4 Restricted Service District; that on November 16, 1988, the City Council rezoned the subject site from R5 General Residence to B4-4 Restricted Service; that the applicant proposes to erect a 7-story office building at 1645 W. Jackson Boulevard and a 9-level parking facility with retail space on the 1st floor directly across W. Jackson Boulevard at 1640 W. Jackson Boulevard; that the proposed parking facility will contain 870 parking spaces, some of which will be available for public parking; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for the proposed 7-story office building at 1645 W. Jackson Boulevard and to additionally help alleviate parking congestion in this high density area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking facility which will comply with all applicable code regulations; and that the proposed parking facility will be compatible with existing improvements in the area and will not cause substantial injury to the value of other properties in the neighborhood; it is therefore

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

MINUTES OF MEETING

October 20, 1989

Cal. No. 262-89-S

the Zoning Administrator is authorized to permit the erection of a 9-level parking facility, on premises at 1640 W. Jackson Boulevard, to satisfy the parking requirement for a proposed 7-story office building at 1645 W. Jackson Boulevard, upon condition that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; 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: Lole's Place, Inc.
APPEARANCES FOR: Rafael Rios
APPEARANCES AGAINST:

CAL. NO. 263-89-S
MAP NO. 10-H
MINUTES OF MEETING
 October 20, 1989

PLACES AFFECTED— 4634 S. Marshfield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Lole's Place, Inc., for Leodegario Barrios, owner, on September 13, 1989, filed an application under Articles 6 and 11 of the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story frame store and apartment building, in an R3 General Residence District, on premises at 4634 S. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 14, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3, §7.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a two-story frame building containing an existing tavern on the first floor and dwelling units above; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for many years; that records of the City of Chicago indicate that a liquor license for the subject tavern was issued to Miguel Ruiz, which license expires on October 31, 1989; that the owner of the subject premises, Leodegario Barrios, under his corporation, Lole's Place, Inc., 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 will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

October 20, 1989

Cal. No. 263-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the change of licensee and continued operation of an existing tavern in a 2-story frame store and apartment building, on premises at 4634 S. Marshfield Avenue, 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 shall run only to the owner of the premises, Leodegario Barrios or his corporation, Lole's Place, Inc., as licensee, and that a change of license shall render the special use granted herein null and void; and be it further

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

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

APPLICANT: Louie F. Rowe
APPEARANCES FOR: Louie F. Rowe
APPEARANCES AGAINST: Julius Davis, et al.

CAL. NO. 264-89-A
MAP NO. 2-K
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED-- 4525 W. Jackson Boulevard
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

 James E. Caldwell
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Louie F. Rowe, owner, on July 21, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a Food Purveyor license for a store in a 1-story frame building, in an R4 General Residence District, on premises at 4525 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with an approximately 8' x 8' wooden shack located on the front of the lot; that the appellant is seeking a food purveyor license to sell pop, candy and similar snack items from said structure; that City of Chicago records indicate that a food purveyor license, #2727, was issued for the year 1986; that the site has been zoned residential since 1923 and that the Sanborn Map depicts the subject lot as being unimproved; that notwithstanding the issuance of the prior food purveyor's license for the site, the business use was never a legal use at this location; that under §7.3-4 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 Elias
APPEARANCES FOR: Paul Elias
APPEARANCES AGAINST:

CAL. NO. 265-89-A
MAP NO. 17-I
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED-- 6406 N. Fairfield 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

 James E. Caldwell
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Paul Elias, for Harry Marcowitz, owner, on August 9, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an audio/video repair shop in a 3-story brick multi-store and apartment building, in a B3-2 General Retail District, on premises at 6406 N. Fairfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 12, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 October 20, 1989; and

WHEREAS, the district maps show that the premises is located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the store in the 3-story brick multi-store and apartment building on the subject site has been previously occupied by business uses, the last use having been an electrical appliance repair service, a B4 use, which recently ceased operation; that the appellant proposes to establish an audio/video repair shop, a B4 use, in the subject store; that licensing requirements have caused the case to be filed; that the change of use to an audio/video repair shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an audio/video repair shop in a 3-story brick multi-store and apartment building, on premises at 6406 N. Fairfield Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Ron Vila
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 266-89-A
MAP NO. 8-F
MINUTES OF MEETING
October 20, 1989

PREMISES AFFECTED--- 3420 S. Parnell Avenue

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

ACTION OF BOARD---

Case continued to
December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

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: Patrick McCormack
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 267-89-A
MAP NO. 9-F
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED-- 3509-11 N. Plainfield 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

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Patrick McCormack, owner, on August 23, 1989 filed and subsequently amended, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of a 75' x 120' improved zoning lot into two zoning lots, the north 45' x 120' lot to contain an existing 1½-story frame residence and the proposed south lot of 3752 sq. ft. to contain a proposed single-family residence, in an R2 Single-Family Residence District, on premises at 3509-11 N. Plainfield Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.7-2, §7.5-2; §11.7-4(2).;

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 75' x 120.11' zoning lot improved with a 1½-story frame single-family residence situated on the north portion of the lot; that the appellant seeks to subdivide the subject zoning lot into two zoning lots, the improved portion measuring 5,256 sq. ft. and the new lot to be improved with a single-family residence measuring 3,752 sq. ft.; that a plat of said subdivision will be introduced at the next City Council meeting; that the official City Maps indicate the subject block consists entirely of 30' x 120' (3,600 sq. ft.) lots of record originally recorded in 1925; that §7.5-2 of the zoning ordinance provides that "in an R2 Single-Family Residence District, there shall be provided not less than 5,000 sq. ft. of lot area per dwelling unit, except that in cases where the predominant number of lots of record on the effective date of this comprehensive amendment, fronting on the same side of the street between the two nearest intersection streets, have a lot area less than that prescribed by the regulations of this district, then, and in that event, the lot area requirement shall be that of existing lot areas in the area previously described, but in no event shall the lot area requirement be less than 3,750 sq. ft."; that the proposed subdivision meets the

MINUTES OF MEETING

October 20, 1989

Cal. No. 267-89-A

exception provision of §7.5-2 in that all the lots of record in the block contain only 3,600 sq. ft. each and that the proposed lots will each contain 5,256 sq. ft. and 3,752 sq. ft., respectively; 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 permit the division of a 75' x 120' improved zoning lot into two zoning lots, the north 5,256 sq. ft. lot to contain an existing 1½-story frame residence and the proposed south lot of 3,752 sq. ft. to contain a proposed single-family residence, on premises at 3509-11 N. Plainfield Avenue, upon condition that approval is obtained from the City Council for said subdivision; 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: Orion Auto Sales
APPEARANCES FOR: Henry Klupes
APPEARANCES AGAINST:

CAL NO. 268-89-A
MAP NO. 9-K
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED--- 3381 N. Milwaukee Avenue
SUBJECT--- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD---

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	

THE RESOLUTION:

WHEREAS, Orion Auto Sales, for Janina Szczepanowski, owner, on August 25, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing outdoor auto sales lot, in a C1-1 Restricted Commercial District, on premises at 3381 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 25, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989; and

WHEREAS, the district maps show that the premises is located in a C1-1 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 C1-1 Restricted Commercial District; that the subject site is a narrow 3,750 sq. ft. lot improved with a small 1-story building located in the middle of the lot; that the owner of the premises, Janina Szczepanowski, has operated a business at the subject site for the past 10 years but that no signs exist on the site indicating the business is a used car sales operation; that testimony presented indicates that the business at the site is substantially an automobile repair shop, including spray painting and striping and not an outdoor automobile sales lot operation; that no proof was presented that would indicate that the outdoor sales of motor vehicles has been conducted continuously at the site since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance, thereby establishing said use as a pre-existing non-conforming use; that the outdoor sale of motor vehicles requires a C2 zoned district; that under §9.3-1 of the zoning ordinance, the Board has no authority to certify 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: Luke Developers
APPEARANCES FOR: Mark Luetkehans
APPEARANCES AGAINST:

CAL. NO. 269-89-A
MAP NO. 7-G
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED-- 2440 N. Greenview 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

 James E. Caldwell
 Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Luke Developers, for American National Bank & Trust Co., Tr. #108932-04. owner, on September 5, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the attic of a 2-story frame non-conforming single-family residence, in an M1-2 Restricted Manufacturing District, on premises at 2440 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 1, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.4-1, §6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the subject site is a 24' x 104' lot improved with an existing 2-story frame non-conforming single-family residence; that the attic portion of the subject 2-story single-family residence has head room of 7 feet 6 inches or more in height; that the pre-existing attic floor area is included in determining floor area ratio; that the dormering of the attic merely allows said attic floor area to be fully utilized; 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 permit the dormering of the attic of a 2-story frame non-conforming single-family residence, on premises at 2440 N. Greenview 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: Chi Y. Song
APPEARANCES FOR: Tom Kmiecik and John Mullen
APPEARANCES AGAINST:

CAL. NO. 270-89-A
MAP NO. 5-H
MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 1934 N. Leavitt 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

 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Chi Y. Song, for John Mullen and Tom Kmiecik, owners, on September 5, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the raising of a 1-story brick non-conforming residence at the rear of the lot in order to install garage parking on a lot improve additionally with a 3-story brick apartment building, in an R3 General Residence District, on premises at 1934 N. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 24, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 1-story brick non-conforming residence at the rear of the lot and with a 3-story brick apartment building at the front of the lot; that the owners proposed to raise up the non-conforming rear coach house structure 5½ feet in order to install 2-car garage parking and to replace a deteriorating wood foundation with a brick foundation; that the proposed raising up of the pre-existing non-conforming coach house structure to provide garage parking for 2 automobiles does not constitute an increase in floor area ratio; that no violation of the zoning ordinance exists nor is contemplated and that the owners have established the basis of their 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 raising of a 1-story brick non-conforming residence at the rear of the lot in order to install garage parking on a lot improved additionally with a 3-story brick apartment building, on premises at 1934 N. Leavitt 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: Howard G. Krane and Janys A. Harvey

CAL NO. 271-89-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

October 20, 1989

PREMISES AFFECTED— 321-23 W. Menomonee Street

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

ACTION OF BOARD—

Case continued to
December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

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: Chinese Christian Union Church
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 181-89-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 October 20, 1989

PREMISES AFFECTED— 3000 S. Wallace Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Chinese Christian Union Church, owner, on June 26, 1989, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story 66-seat church building, whose front yard will be 1 foot instead of 20 feet, whose north side yard will be 0.5 feet and whose south side yard will be 3 feet instead of side yards of 12 feet each, and whose rear yard will be 28.37 feet instead of 30 feet, on premises at 3000 S. Wallace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3, §7.9-3, §11.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the applicant proposes to erect a 2-story church building with a gymnasium and classrooms on the upper floor and sanctuary and supporting facilities on the lower level; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that without the requested yard variations the church will be unable to provide adequate facilities for worship and community out-reach programs; that the plight of the owner is due to the 50' x 130' lot which necessitates the requested reduction of the front, side and rear yards; that the proposed use will be compatible with the existing improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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

MINUTES OF MEETING

October 20, 1989

Cal. No. 181-89-Z

zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 66-seat church building, whose front yard will be 1 foot instead of 20 feet, whose north side yard will be 0.5 feet and whose south side yard will be 3 feet instead of side yards of 12 feet each, and whose rear yard will be 28.37 feet instead of 30 feet, on premises at 3000 S. Wallace Street, upon condition that on-site parking for 5 automobiles shall be provided at the rear of the proposed church building; that the parking area shall be improved with a compacted macadam base, not less than 4 inches thick and surfaced with asphaltic concrete or some comparable all-weather dustless material; 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 868

APPLICANT: Chinese Christian Union Church

APPEARANCES FOR: John J. Pikarski, Jr.

APPEARANCES AGAINST:

PREMISES AFFECTED— 3010 S. Parnell Avenue

SUBJECT— Application for the approval of a special use.

CAL. NO. 182-89-5

MAP NO. 6-F

MINUTES OF MEETING

October 20, 1989

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Lunan Realty, Inc.

CAL. NO. 193-89-S

APPEARANCES FOR: Susan Connolly

MAP NO. 10-K

APPEARANCES AGAINST:

MINUTES OF MEETING

August 21, 1989

PREMISES AFFECTED-- 4540 S. Pulaski Road

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

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

THE RESOLUTION:

WHEREAS, Lunan Realty, Inc., for LaSalle National Bank, Tr. #10-8122-08, owner, on July 20, 1989, 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 Arby's Restaurant, in a B4-1 Restricted Service District, on premises at 4540 S. Pulaski Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the applicant proposes to construct an Arby's Restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide a necessary service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from S. Pulaski Road at the northeast corner of the site and another entrance on S. Pulaski Road near the proposed restaurant building, egress from the drive-through portion of the facility from the southeast corner of the subject site onto S. Pulaski Road, a 6 foot high solid wood fence along the west lot line to screen the facility from residential property across the alley; that the proposed use is compatible with the existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

October 20, 1989

Cal. No. 193-89-S

the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed Arby's Restaurant, on premises at 4540 S. Pulaski Road, upon condition that ingress to the drive-through portion of the facility shall be from S. Pulaski Road at the northeast corner of the site and from another entrance on S. Pulaski Road located near the proposed restaurant building; that egress from the drive-through portion of the facility shall be from the southeast corner of the subject site onto S. Pulaski Road; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that a 6 foot high solid wood fence shall be erected along the west lot line to screen the facility from residential property across the alley; that there shall be no ingress nor egress from the alley; 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: Awad Itayem

CAL NO. 198-89-A

APPEARANCES FOR:

MAP NO. 16-F

APPEARANCES AGAINST:

MINUTES OF MEETING

October 20, 1989

PREMISES AFFECTED-- 516 W. 71st Street

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

ACTION OF BOARD--

Case continued to
December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Raymond S. Cahnman

CAL. NO. 200-89-2

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

October 20, 1989

PREMISES AFFECTED-- 1933-35 N. Howe Street

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

ACTION OF BOARD--

Case continued to
December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Illinois Bulk Handlers, Inc.

CAL. NO. 208-89-S

APPEARANCES FOR:

MAP NO. 8-J

APPEARANCES AGAINST:

MINUTES OF MEETING

October 20, 1989

PREMISES AFFECTED--

Area bounded on the north by the Illinois Central Railroad right-of-way; on the east by S. Ridgeway Avenue; on the south by W. 34th Street; and on the west by S. Hamlin Avenue.

SUBJECT--

Application for the approval of a special use.

ACTION OF BOARD--

Case continued to January 19, 1990, with a report on status December 15, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

MINUTES OF MEETING

October 20, 1989

Cal. No. 169-87-Z

Merryl Rami Henrich, owner, and Paul Froncek, architect and original applicant, presented a written request to amend the resolution granted by the Zoning Board of Appeals on August 21, 1987, in Calendar No. 169-87-Z for the erection of a 1 and 2-story single-family residence with enclosed swimming pool, with no side yards instead of 4.6 feet each, and no rear yard instead of 30 feet, on premises at 2626 N. Lakewood Avenue.

Ms. Henrich requests that the resolution granted by the Board on August 21, 1987, in Calendar No. 169-87-Z, be corrected to reflect the correct street address as 2624 N. Lakewood Avenue.

Ms. Henrich stated that in reviewing the building permit, house number certificate and the resolution of the Zoning Board of Appeals in connection with the aforesaid variation application, it appeared that an inadvertant mistake was made in assigning an erroneous street number address to the property, even though the approval was for the correct parcel of land. She further stated that the variation application applied to the parcel immediately to the north of the existing 2-story residence located at 2618-2620 N. Lakewood Avenue and that a comparison of the survey and maps located in the Department of Maps and Plats indicates that the property in question should be assigned number 2622 or 2624 N. Lakewood Avenue. The site plan originally submitted erroneously indicated the address as 2626 N. Lakewood Avenue and this number was used and perpetuated throughout the permit process.

Chairman Kennon moved that the request to amend the resolution granted by the Board on August 21, 1987 in Calendar No. 169-87-Z be granted to indicate the correct street address is 2624 N. Lakewood Avenue. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 20, 1989

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on November 17, 1989.

Marian Rest

Secretary