

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, August 21, 1987

at 9:00 A.M., 10:30 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

Vice Chairman

Michael J. Howlett

Rafael R. Rios

Roula Alakiotou

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Prior to the call of the regular meeting, Member Kennon stated that due to the Ethics Ordinance of the City of Chicago which became effective August 1, 1987, Jack Guthman has resigned as Chairman of the Zoning Board of Appeals. Mr. Kennon further stated that pursuant to the Board's Rules and the Chicago Zoning Ordinance, a Vice Chairman must now be elected from the remaining members. Member Howlett moved to appoint member Lawrence E. Kennon as Vice Chairman of the Zoning Board of Appeals. The motion prevailed by yeas and nays as follows:

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

Mr. Kennon thereby took the chair as Acting Chairman of the Zoning Board of Appeals.

Member Howlett moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 17, 1987 (as submitted by the Secretary) as the minutes of said meeting. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Howlett, Rios, Alakiotou. 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: Congregation Adas Bnei Israel
 APPEARANCES FOR: Max Abrams
 APPEARANCES AGAINST:

CAL NO. 158-87-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 6200 N. Kimball 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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Congregation Adas Bnei Israel, owner, on July 1, 1987, 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 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; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 22, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.9-2, §11.7-4(1), §11.7-4(4); §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 August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is an irregularly shaped lot bordered by two public alleys and improved with a two-story synagogue building; that the applicant proposes to erect a two-story addition to the west side of the existing synagogue to accommodate the present membership of the Orthodox synagogue and the Monday through Friday senior citizens lunch program; 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 present synagogue building is inadequate to properly serve the congregation and its activities; that the plight of the owner is due to the configuration of the existing synagogue building on this irregularly shaped lot which necessitates the requested variations; and that the proposed variations, if granted, will not alter the essential character of the locality in that the proposed two-story addition will follow the west building line of the existing structure; it is therefore

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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 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, upon condition that a waiver of the alley barrier requirement is obtained from the City Council of the City of Chicago to allow access to on-site parking spaces located on the west and northwest portions of the subject lot; 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: Arturo Batista
 APPEARANCES FOR: Arturo Batista
 APPEARANCES AGAINST:

CAL. NO. 159-87-Z
 MAP NO. 5-I
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 1712 N. Richmond Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Arturo Batista, owner, on July 7, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd story 14.5 feet by 20 feet addition over the one-story portion of a one and two-story frame two-dwelling unit building, with a north side yard of 1 foot and a south side yard of 4 feet instead of 6.4 feet each and which addition will exceed by 14.15% (290 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1712 N. Richmond Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicant seeks to erect a 290 square feet second-story addition over the one-story portion of the one and two-story frame two-dwelling unit building which will exceed by 14.15% the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the second story addition is necessary to enlarge the second-story dwelling unit; that the plight of the owner is due to the necessity of providing additional living space in the second story dwelling unit; and that the variations, if granted, will not alter the essential character

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of the locality in that the proposed second floor addition will follow the existing first floor building's walls; 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 2nd story 14.5 feet by 20 feet addition over the one-story portion of a one-and two-story frame two-dwelling unit building, with a north side yard of 1 foot and a south side yard of 4 feet instead of 6.4 feet each and which addition will exceed by 14.15% (290 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1712 N. Richmond 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: MCL Holdings Corporation
 APPEARANCES FOR: David A. Grossberg
 APPEARANCES AGAINST:

CAL. NO. 160-87-Z
 MAP NO. 9-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 3221-33 N. Halsted Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett			x
Rafael R. Rios	x		

THE RESOLUTION:

WHEREAS, MCL Holdings Corporation, for LaSalle National Bank, Tr. #112213, owner, on July 7, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 16-dwelling unit townhouse building, whose west front yard will range from 3 to 5 feet instead of 15 feet, whose south side yard will be 8 feet instead of 12.2 feet, whose rear yard will be 10-5/8 inches instead of 30 feet, and with no provision for one loading berth, on premises at 3221-33 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 28, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on June 30, 1987, the City Council rezoned the subject site from B4-3 to R5 for the purpose of erecting the proposed three-story 16-dwelling unit townhouse building; that the proposed development is for a lesser number of units than might be built under current zoning; that a lower density development is in keeping with the community and more desirable for the site; that a reasonable return, given the lower density, requires the variations requested and would be impossible economically, nor could a reasonable return be had if the site was used only under the conditions allowed by the regulations applicable in this district; that the individually-owned townhouses, each with garage parking included, would have no need for a loading berth; that the plight of the owner is due to the design of the townhouse building, which design requires greater horizontal land coverage and encroachment into the required yards; and that the proposed three-story 16-dwelling unit townhouse structure is compatible with the majority of the existing improvements in the area which do not comply

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with the yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story 16-dwelling unit townhouse building, whose west front yard will range from 3 to 5 feet instead of 15 feet, whose south side yard will be 8 feet instead of 12.2 feet, whose rear yard will be 10-5/8 inches instead of 30 feet, and with no provision for one loading berth, on premises at 3221-33 N. Halsted 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: Mario Sarabia
APPEARANCES FOR: Jeremiah Lynch
APPEARANCES AGAINST:

CAL. NO. 161-87-S
MAP NO. 8-G
MINUTES OF MEETING
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PREMISES AFFECTED— 3899 S. Iron Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett			x
Rafael R. Rios	x		

THE RESOLUTION:

WHEREAS, Mario Sarabia, for Dimple Podborny, owner, on June 26, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a junk yard in conjunction with an existing auto repair and rebuilding business, in an M3-5 Heavy Manufacturing District, on premises at 3899 S. Iron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 26, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

WHEREAS, the district maps show that the premises are located in an M3-5 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 said use is located in an M3-5 Heavy Manufacturing District; that the subject site is a triangular parcel of land bordered on the west by S. Iron Street and a City of Chicago Sanitation Department incinerator plant and a City of Chicago garage, on the east by a ConRail freight yard and Sanitary District pumping station, and on the south by the overhead throughway for Pershing Road; that the applicant has leased the said junk yard operation for the past three years and is now seeking to obtain a business license to legalize the operation; that the premises is used for the purpose of dismantling used automobiles for reusable parts which are sold on-site; that there will be no stacking of automobiles on the premises; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the use which will be operated in compliance with the regulations of the Environmental Protection Division of the Department of Consumer Services of the City of Chicago; and that the said use will not cause substantial injury to the value of other property in the neighborhood in that it is located in an area surrounded by industrial and open storage uses; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the continued operation of a junk yard in conjunction with an existing auto repair and rebuilding business, on premises at 3899 S. Iron Street, upon condition that the operation at all times shall be conducted in conformance with the performance standards established for the M3-1 to M3-5 Districts under the zoning ordinance, and in compliance with the regulations of the Environmental Protection Division of the Department of Consumer Services of the City of Chicago; that the use shall be enclosed with an 8 feet high solid fence, which fence shall be maintained; that no automobiles shall be stacked on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Bank Structures, Inc., Liberty Federal Savings & Loan
 APPEARANCES FOR: William J. Hurley, III
 APPEARANCES AGAINST:

CAL. NO. 162-87-S
 MAP NO. 15-1
 MINUTES OF MEETING
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PREMISES AFFECTED— 5648-50 N. Lincoln 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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Bank Structures, Inc., Liberty Federal Savings & Loan, for Alois M. Lang, owner, on June 29, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through banking facility in conjunction with a proposed one-story bank building, in a B4-2 Restricted Service District, on premises at 5648-50 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4(5)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that it is proposed to construct a one-story bank building on the subject site and to provide drive-through service in conjunction with said use; that the drive-through lanes will be located on the south side of the proposed bank building; that customers will enter the facility on N. Lincoln Avenue and exit the facility via left turn only on N. Washtenaw Avenue to N. Lincoln Avenue; that the proposed facility is necessary for the public convenience at this location to provide more convenient banking facilities for the local business and residential communities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility to be operated under the conditions hereinafter set forth; and that the proposed use 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

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Zoning Administrator is authorized to permit the establishment of a drive-through banking facility in conjunction with a proposed one-story bank building, on premises at 5648-50 N. Lincoln Avenue, upon condition that ingress to the drive-through facilities shall be from N. Lincoln Avenue and egress shall be onto N. Lincoln Avenue via N. Washtenaw Avenue; that a lighted "Enter Only" sign shall be erected at the drive-through entrance on N. Lincoln Avenue, and a lighted "Stop-Do Not Enter" sign facing N. Washtenaw Avenue shall be erected at the exit on N. Washtenaw Avenue; that a "Left Turn Only" sign shall be erected at the exit on N. Washtenaw Avenue; that the drive-through facility shall be securely locked at all hours when not in use; 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: Gladstone-Norwood Trust & Savings Bank
APPEARANCES FOR: Lawrence J. Ptasinski
APPEARANCES AGAINST:

CAL. NO. 163-87-S
MAP NO. 13-M
MINUTES OF MEETING
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PREMISES AFFECTED— 5200 N. Central 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Gladstone-Norwood Trust & Savings Bank, for LaSalle National Bank, Tr. #13414, owner, on July 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing bank drive-through facility, partly in a B4-1 Restricted Service District and partly in a C1-1 Restricted Commercial District, on premises at 5200 N. Central Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(6), §8.4-4(s)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

WHEREAS, the district maps show that the premises are located partly in a B4-1 Restricted Service District and partly 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 proposed use is to be partly located in a B4-1 Restricted Service District and partly in a C1-1 Restricted Commercial District; that the subject site is improved with a one-story bank building and three drive-through lanes; that the applicant proposes to add a second floor to the existing bank building and two additional drive-through lanes; that the proposed expansion of the existing bank drive-through facilities is necessary for the public convenience at this location in that the existing three drive-through lanes are not adequate to handle the current drive-through customer traffic in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility to be operated under the conditions hereinafter set forth; and 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 the Zoning Administrator is authorized to permit the expansion of an existing bank drive-through facility, on premises at 5200 N. Central Avenue, upon condition that the ingress

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to and egress from the drive-through lanes shall be determined by the Bureau of Traffic Engineering and Operations; that lighted "Enter Only" and "Exit Only" signs shall be erected at the designated entrance and exit; 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: Lewis Paper Place, Inc.
 APPEARANCES FOR: John Scotillo
 APPEARANCES AGAINST:

CAL. NO. 164-87-S
 MAP NO. 2-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 554-70 W. Lexington Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Lewis Paper Place, Inc., for Harris Bank Winnetka, Tr. #L-3457, owner, on July 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 554-70 W. Lexington Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is a 98 feet by 119.34 feet parcel of land; that a public fee parking lot at this location is necessary for the public convenience in that this is a high density commercial area with a great need for public parking facilities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; 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 public fee parking lot for the parking of private passenger automobiles, on premises at 554-70 W. Lexington Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or

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sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the surfaced area, excluding driveways; that lighting shall be provided; that striping shall be provided; that ingress and egress shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with all applicable ordinances; that the hours of operation shall be limited to the hours between 6 A.M. and 12 Midnight, Mondays through Fridays; that the lot shall be locked with an appropriate security device during all hours when not in use; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Gregory Dose, et al.
 APPEARANCES AGAINST:

CAL. NO. 165-87-S
 MAP NO. 1-F
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PREMISES AFFECTED— 341-59 N. Clark Street, 45-75 W. Kinzie Street & 338-58 N. Dearborn Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for LaSalle National Bank, Tr. #104102, owner, on July 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 341-59 N. Clark Street, 45-75 W. Kinzie Street and 338-58 N. Dearborn Street, which parking lot was approved by the Board on September 25, 1981 in Cal. No. 287-81-S with a termination date of September 25, 1987; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1987 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C3-6 Commercial-Manufacturing District; that on September 25, 1981, in Cal. No. 287-81-S, the Board approved the establishment of a public parking lot on the subject site, under certain conditions, and with a termination date of September 25, 1987; that the said parking lot has been operated by the applicant corporation since 1981 in compliance with said conditions, excepting a period of time when the parking lot operation on a portion of the site was suspended in order to allow construction trucks during the construction of the Quaker Towers office building and Nikko Hotel; that the applicant is requesting that the Board allow the continued operation of the site as a public parking lot upon completion of the office building and hotel construction; that the Board has incorporated the testimony of the original application into the record and finds that the said parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be improved and operated under the conditions hereinafter set forth; and that the said use

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with a termination date of August 21, 1992, with an interim review by the Board in August of 1989, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 341-59 N. Clark Street, 45-75 W. Kinzie Street and 338-58 N. Dearborn Street, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the surfacing, drainage, guard rails and lighting shall be maintained; that ingress and egress shall be determined by the Department of Traffic Engineering and Operations; that the proposed driveways shall be constructed in accordance with all applicable ordinances; that the hours of operation shall be limited to the hours between 6 A.M. and 12 Midnight, Mondays through Saturdays and from 8 A.M. until 6 P.M. on Sundays; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate 5 years from the date hereof, on August 21, 1992, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in August, 1989, without further notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Russel Dober and Sharon Dober
 APPEARANCES FOR: Mark Kupiec
 APPEARANCES AGAINST:

CAL. NO. 166-87-Z
 MAP NO. 14-N
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 6012 S. Natoma Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Russel Dober and Sharon Dober, owners, on July 17, 1987, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, a 24 feet by 39 feet second story addition to a one-story brick single family residence, with a south side yard of 2.55 feet and a north side yard of 3.38 feet instead of combined side yards of 9 feet and whose floor area ratio is 0.55 instead of 0.5, on premises at 6012 S. Natoma Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 1987 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a single family residence; that the applicants seek to legalize the existing 24 feet by 39 feet second-story addition which was built before the building permit was obtained; 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 second story addition is necessary to meet the needs of the applicants; that the plight of the owners is due to the limited lot width necessitating the side yard variations; and that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in an area containing single family residences with similar second story additions; 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
August 21, 1987
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ordinance and that a variation be and it hereby is granted to certify a 24 feet by 39 feet second-story addition to a one-story brick single family residence, with a south side yard of 2.55 feet and a north side yard of 3.38 feet instead of combined side yards of 9 feet and whose floor area ratio is 0.55 instead of 0.5, on premises at 6012 S. Natoma Avenue, upon condition that all necessary permits are secured.

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

APPLICANT: James E. Mann
 APPEARANCES FOR: Lisa A. Ruble
 APPEARANCES AGAINST:

CAL. NO. 167-87-Z
 MAP NO. 14-D
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 5838 S. Harper 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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, James E. Mann, owner, on July 17, 1987, 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 14.2 feet by 29 feet addition to the south side of a two-story frame single family residence, whose south side yard will be 4.2 feet instead of 9 feet and whose floor area ratio will be 0.637 instead of 0.5, on premises at 5838 S. Harper Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with a two-story frame single family residence on a 4,000 square feet lot; that the subject lot is shorter than most of the other lots on this block of S. Harper Avenue due to the southwesterly curve of Harper Avenue; that the applicant proposes to erect a two-story 14.2 feet by 29 feet addition to the south side of the existing two-story single family residence on the subject site containing additional bedroom, bathroom and recreational space; 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 needs of the applicant's family; that the plight of the owner is due to unique circumstances in that the owner desires to restore the subject residence to its original late 19th century character without substantially rearranging the existing structure; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with existing improvements in the area and will not eliminate an adequate supply of light and air to abutting residential properties; it is therefore

MINUTES OF MEETING

August 21, 1987

Cal. No. 167-87-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 second-story 14.2 feet by 29 feet addition to the south side of a two-story frame single family residence, whose south side yard will be 4.2 feet instead of 9 feet and whose floor area ratio will be 0.637 instead of 0.5, on premises at 5838 S. Harper 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: Triumph Everlasting Gospel Church

CAL. NO. 168-87-S

APPEARANCES FOR:

MAP NO. 16-E

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 218 E. 71st Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon
motion of applicant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Paul Froncek, Architect
APPEARANCES FOR: Paul T. Wigoda
APPEARANCES AGAINST:

CAL NO. 169-87-Z
MAP NO. 7-G
MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 2626 N. Lakewood 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
Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Paul Froncek, Architect, for Merryl Rami Henrich and Thomas Henrich, owners, on July 17, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a one and two-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; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on May 30, 1986 the City Council rezoned the subject site from M1-2 to R4 General Residence; that the applicant proposes to erect a one and two-story single family residence with an enclosed swimming pool located in a portion of the rear yard and connected to the residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations are necessary in order to obtain a suitable design to meet the needs of the owners; that the plight of the owners is due to the desire to maintain a front yard similar to existing front yards on the block and to provide open space for light and air in the portion of the rear yard not occupied by the proposed enclosed swimming pool; and that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements are residential and do not comply with the side yard requirements of the zoning ordinance; it is therefore

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

MINUTES OF MEETING

August 21, 1987

Cal. No. 169-87-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-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, 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: Society for Visual Education, Inc.

CAL. NO. 170-87-S

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 2740-42 N. Wayne Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 18, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Society for Visual Education, Inc.

CAL. NO. 171-87-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED-- 2740-42 N. Wayne Avenue

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

ACTION OF BOARD--

Case continued to
September 18, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

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

APPLICANT: Christopher Collins
 APPEARANCES FOR: Christopher Collins
 APPEARANCES AGAINST:

CAL. NO. 172-87-A
 MAP NO. 5-L
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 5245 W. Grand 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Christopher Collins, owner, on July 2, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the retail sale of used cars in conjunction with a body and fender shop in a one-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 5245 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 2, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987; and

WHEREAS, the district maps show that the premises are 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 in a one-story brick building occupied by a body and fender repair shop; that the appellant sells used automobiles in conjunction with the automobile body and fender repair activity; that automobile body and fender work and automobile sales has been conducted in the building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that the appellant has a right to sell used automobiles at the subject site as an accessory use only to the principal automobile body and fender shop, upon condition that the display and sale of vehicles shall take place completely within 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 certify the retail sale of used cars, as an accessory use only, in conjunction with a body and fender shop in a one-story brick building, on premises at 5245 W. Grand Avenue, upon condition that the display and sale of vehicles shall take place completely within the building; that no automobiles awaiting repairs or sale shall be parked on the public parkway or street; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Allen A. Case
 APPEARANCES FOR: Allen A. Case
 APPEARANCES AGAINST:

CAL. NO. 173-87-A
 MAP NO. 8-F
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 3235 S. Halsted 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Allen A. Case, for Anthony Pusateri, owner, on June 11, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a florist and hardware business in a two-story brick store and apartment building, in a B1-2 Local Retail District, on premises at 3235 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987; and

WHEREAS, the district maps show that the premises are located in a 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 the proposed use is to be located in a B1-2 Local Retail District; that the subject site was rezoned from B5-2 to B1-2 on February 15, 1984; that the subject site was used for the past 25 years as storage for the applicant's family-operated grocery store at 3241 S. Halsted Street and for storage of top soil and bedded plants; that the change of use to a florist and hardware store is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a florist and hardware business in a two-story brick store and apartment building, on premises at 3235 S. Halsted 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: Paul R. Bayer
 APPEARANCES FOR: Paul R. Bayer
 APPEARANCES AGAINST:

CAL. NO. 174-87-A
 MAP NO. 28-H
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 2249 W. 111th 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Paul R. Bayer, for Donald F. Moore, owner, on June 30, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing audio/video repair shop in a three and four-story brick multi-store and apartment building, in a B2-1 Restricted Retail District; on premises at 2249 W. 111th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1987; 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 subject store in the three and four-story brick multi-store and apartment building on the subject site has been occupied by a television repair shop since the year 1967; that the appellant has operated a television repair shop at the subject site since 1977; 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 audio/video repair shop in a three and four-story brick multi-store and apartment building, on premises at 2249 W. 111th Street, 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 806

APPLICANT: Emrett Groomes
 APPEARANCES FOR: Emrett Groomes
 APPEARANCES AGAINST:

CAL. NO. 175-87-A
 MAP NO. 1-H
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 2120-24 W. Washington Boulevard

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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Emrett Groomes, owner, on June 10, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a variety store on the first floor of a four-story brick hotel building, in an R4 General Residence District, on premises at 2120-24 W. Washington Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1987 reads:

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

and

WHEREAS; a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the appellant is the owner of the non-conforming four-story brick hotel building on the subject site; that the appellant operates several vending machines in the lobby area of the hotel; that the appellant desires to sell hair and beauty products in an area of the hotel lobby that was previously occupied by a coffee shop; that the expansion of the non-conforming use throughout the premises is permitted under §6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a variety store on the 1st floor of a four-story brick hotel building, on premises at 2120-24 W. Washington Boulevard, 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: Michael Lustig

CAL. NO. 176-87-A

APPEARANCES FOR:

MAP NO. 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING

August 21, 1987

PREMISES AFFECTED— 34 E. Elm Street

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

ACTION OF BOARD—

Case continued to
September 18, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Hyuk Kon Chon
APPEARANCES FOR: Burton R. Lindner
APPEARANCES AGAINST:

CAL. NO. 177-87-A
MAP NO. 18-G
MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 1222 W. 79th 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Hyuk Kon Chon, for Lee Andrew Brown, owner, on July 17, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dry cleaning business in a one-story brick multi-store building, in a B2-1 Restricted Retail District, on premises at 1222 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1987; 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 proposed use is to be located in a B2-1 Restricted Retail District; that the one-story building on the subject site has been continuously occupied by a dry cleaning business for the past twenty years; that the down-zoning of the site on September 26, 1979 from B4-2 to B2-1 made the use of the site non-conforming; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to continue to operate a dry cleaning business at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dry cleaning business in a one-story brick multi-store building, on premises at 1222 W. 79th 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: 223 W. Ontario Associates, Ltd.

CAL. NO. 178-87-Z

APPEARANCES FOR: None

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 223-33 W. Ontario Street

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

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

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

APPLICANT: 223 W. Ontario Associates, Ltd.

APPEARANCES FOR: None

APPEARANCES AGAINST:

CAL. NO. 179-87-S

MAP NO. 1-F

MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 222-34 W. Ohio Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

APPLICANT: Ruben Alcantar
 APPEARANCES FOR: Kenneth R. Rosenberg
 APPEARANCES AGAINST: Patrick M. Huels, et al.

CAL. NO. 154-87-A
 MAP NO. 8-G
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 3308-12 S. Morgan 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Ruben Alcantar, owner, on June 18, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing banquet hall with live music and dancing in a two-story brick building with no provision for off-street parking, in a C1-2 Restricted Commercial District, on premises at 3308-12 S. Morgan Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 21, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1987; 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 in a two-story brick building occupied by a licensed tavern on the first floor; that the second floor of the subject building has been used as a banquet hall since the year 1901 with no off-street parking required; 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 the use of an existing banquet hall with live music and dancing in a two-story brick building with no provision for off-street parking, on premises at 3308-12 S. Morgan Street, 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: George Chambers
APPEARANCES FOR: None
APPEARANCES AGAINST: Edward Alexander, et al.

CAL. NO. 155-87-A
MAP NO. 14-F
MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 5658 S. Perry Avenue

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

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

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

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

APPLICANT: Greater Pisidia Baptist Church
 APPEARANCES FOR: Lawrence Freedman
 APPEARANCES AGAINST:

CAL. NO. 136-87-S
 MAP NO. 16-H
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 1723-25 W. 69th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Greater Pisidia Baptist Church, owner, on June 15, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a two-story brick building, in a B4-1 Restricted Service District, on premises at 1723-25 W. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 9, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-4, §8.4-3, §8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an B4-1 Restricted Service District; that the proposed church is necessary at this location to accommodate the needs of the congregation who live in the immediate area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide needed services in the community; and that the proposed use of the premises as a church, with provision for adequate off-street parking, will not cause substantial injury to the value of other property in the neighborhood in that it will be an improvement in a block of many vacant lots; 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 two-story brick building, on premises at 1723-25 W. 69th Street, upon condition that the parking area the east of the subject building shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which

MINUTES OF MEETING

August 21, 1987

Cal. No. 136-87-S

shall be connected by drainage tiles to an established City of Chicago sewer; that a steel beam guard rail shall be erected along the east and south property lines; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. 69th Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with all applicable ordinances; that the parking area shall be securely locked at all times when services and activities are not being held 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 area in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: St. Pascal Association

CAL. NO. 139-87-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

August 21, 1987

PREMISES AFFECTED— 1645 W. LeMoyne Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 18, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: St. Pascal Association

CAL. NO. 140-87-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
August 21, 1987

PREMISES AFFECTED— 1645 W. LeMoyné Street

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

ACTION OF BOARD—

Case continued to
September 18, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

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

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

APPLICANT: Mid-Central Associates, Inc., an Illinois Corporation
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST: Jesse Evans, et al.

CAL. NO. 59-86-A
 MAP NO. 22-H
 MINUTES OF MEETING
 August 21, 1987

PREMISES AFFECTED— 1847-1911 W. 87th Street

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

ACTION OF BOARD—

UPON REMAND:

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Mid-Central Associates, Inc., an Illinois Corporation, on January 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a bingo hall in a one-story brick building, in a B4-1 Restricted Service District, on premises at 1847-1911 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1986 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, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals heard said case on February 28, 1986 and entered a resolution denying said appeal, finding, in part, that a bingo hall is a type of amusement establishment that attracts many people that do not reside in the immediate area and is therefore a public amusement use that is more suitable in a commercially zoned area; and

WHEREAS, on March 27, 1986 the appellant timely filed an Administrative Review suit in the Circuit Court of Cook County, No. 86 CH 3113, asking the court to judicially review the record and reverse the order of the Board entered on February 28, 1986; and

WHEREAS, due to the unavailability of the transcript of the proceedings had on February 28, 1986, the court on May 8, 1987 remanded the matter to the Board for a new hearing; and

WHEREAS, pursuant to said court remand, a new hearing was held by the Zoning Board of Appeals on August 21, 1987; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties in the instant case 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 appellant, as owner of the subject site, leases the

MINUTES OF MEETING

August 21, 1987

Cal. No. 59-86-A

the premises to Jeffery Weibel; that the lessee is licensed by the State of Illinois under the Bingo License and Tax Act as a provider of premises to various non-profit groups who are licensed under said Act as operators for the conduct of bingo; that six such groups now rent the subject premises to conduct bingo games - two Christian Schools, three Knights of Columbus, and one Veterans of Foreign Wars; that each group conducts bingo games weekly in the 19,500 sq. ft. building on the subject site; that bingo games are conducted at the site six days a week, Mondays through Saturdays; that the doors open at 4 P.M. and the games run from 7 P.M. to about 9:45 P.M.; that upwards of 350 persons attend the bingo games on a daily basis; that bingo halls are not specifically listed as permitted uses in the zoning ordinance; that under §8.3-4B(2) of the code "amusement establishments, such as, but not limited to, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, and skating rinks, but not including an arcade", as defined in Article 3 of the ordinance, are listed as permitted uses in the B4 Restricted Service Districts; that the ordinance also provides that "amusement establishments, including arcades, archery ranges, shooting galleries, and other similar indoor amusement facilities" are permitted uses in the less restricted Commercial Districts; and

WHEREAS, the Board finds that the Preamble to the B4 Restricted Service Districts, §8.2-4, provides that the B4 Districts are designed primarily to furnish areas served by Restricted Retail Districts with a wide variety of necessary services and goods (emphasis added) incompatible with the uses permitted in the Restricted Retail District; that the north side of W. 87th Street from S. Ashland Avenue to S. Damen Avenue is zoned B2-1 Restricted Retail; that the Preamble to the C1 Restricted Commercial Districts, §9.2-1, provides that the C1 Commercial Districts are designed primarily to accommodate such uses as enclosed automobile sales and small scale production which are required at strategic locations throughout the city to serve residential, business and manufacturing areas, but which are not compatible with uses permitted in Residence or Business Districts nor of such magnitude or character as to be restricted to Manufacturing Districts; that the Board believes that the implication here is that the Commercial zone, with its attendant permitted uses, is designed to serve a greater geographical area than the B4 zone; which, by the mere nature of the uses permitted, is a zone which is designed to provide necessary services and goods to serve the more immediate area; that the proposed bingo hall rents to groups who are coming from areas as far as three miles away; that a provider of premises for bingo could rent to groups from areas all over the city and even from outside the city; that a bingo hall with no specified limitations as to the amount of groups or number of persons who could use a premises would best be located in the less restricted Commercial zones; and that bingo halls would be incompatible with the character of uses permitted in the B4 Restricted Service Districts; 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.

MINUTES OF MEETING
August 21, 1987
Cal. No. 182-85-S
Cal. No. 183-85-Z

Mr. Elbert G. Ray, AIA, for The Cathedral of Love Church, presented a request to amend certain language in the special use and the variation approved by the Board on June 14, 1985, for the erection of an approximately 35 feet by 108 feet one-story addition to the rear of an existing one-story church building thereby increasing the seating capacity to 252 seats, on premises at 360 E. 75th Street, Cal. No's. 182-85-S and 183-85-Z; and a request for an extension of time in which to obtain building permits for the erection of the said addition whose transitional north rear yard will be 3.1 feet instead of 5 feet, which variation was granted by the Board on June 14, 1985 in Cal. No. 183-85-Z.

Mr. Ray submitted a drawing to clarify the proposed building addition, in that a small portion of the addition at the northwest corner of the lot (approximately 35 feet by 39 feet) is in fact a two-story element, although it has the same height as the approved one-story sanctuary portion. This small two-story portion of the proposed addition will contain auxiliary space for the church but is within the one-story roof line of the proposed sanctuary addition approved by the Board on June 14, 1985.

Mr. Ray seeks to amend the resolutions as they relate to a one-story addition to reflect that of a one and two-story addition.

Vice Chairman Kennon moved the requests be granted and that resolutions 182-85-S and 183-85-Z be amended to reflect that of a one and two-story addition, upon condition that the two-story portion of said addition shall have the same height as the one-story sanctuary portion, and that the request for an extension of time in Cal. No. 183-85-Z to obtain necessary permits be granted and the time extended to December 14, 1987. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
August 21, 1987
Cal. No. 260-86-S

Mr. Louis E. Bellande, Jr., for Chicago Teen Challenge, presented a request for an extension of time in which to obtain the necessary building permits for the establishment of a residential care (half-way) home in a four-story brick building at 3601-03 W. Cortland Street, which special use was approved by the Board on September 19, 1986 in Calendar No. 260-86-S.

Mr. Bellande stated that the delay in the renovation of the four-story brick building at 3601-03 W. Cortland Street is due to some funds set aside for the renovation which may be required to satisfy delinquent taxes that accrued prior to the applicant's ownership of the property.

Vice Chairman Kennon moved that the request be granted and the time for obtaining necessary permits be extended to September 19, 1988. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 21, 1987

Cal. No. 320-86-Z

Mr. Richard N. Monastra, for Northwest National Bank, Tr. #4043, owner, presented a request for an extension of time in which to obtain the necessary building permits for the erection of a full 3rd story room addition above a two-story brick garage and 2nd story guest house and attached to the front three-story brick single-family residence by a proposed 2nd floor balcony and bridgeway, located in the required rear and north side yards, at 1360 N. Dearborn Parkway, which variation was granted by the Board on November 14, 1986, in Calendar No. 320-86-Z.

Mr. Monastra stated that the delay in construction resulted from his ignorance of the applicable time limit of the variation and from a heavy work load in his office.

Vice Chairman Kennon moved that the request be granted and the time for obtaining necessary building permits be extended to November 14, 1987. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 21, 1987

Cal. No. 234-87-Z

Mr. David A. Epstein, for D.L.G. Development, Inc., presented a request to file a new application for a variation of the zoning ordinance on the property located at 1526-28 W. Jackson Boulevard.

Mr. Epstein stated that the applicant's prior request for a variation was denied by the Zoning Board of Appeals on July 17, 1987, Cal. No. 234-87-Z. Mr. Epstein further stated that the request to file a new application is based on significantly altered plans for the proposed project.

Vice Chairman Kennon moved that the request to file a new application for a variation of the zoning ordinance be granted. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
August 21, 1987

Mr. Rios moved than the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 18, 1987.


Secretary