

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, May 20, 1988

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

The following were present and constituted a quorum:

Lawrence E. Kennon
Chairman
James E. Caldwell
Michael J. Howlett, Sr.
Roula Alakiotou

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Chairman Kennon moved that the board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 15, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Howlett and 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: Thomas F. Witheridge and Virginia M. Selleck
 APPEARANCES FOR: Thomas F. Witheridge and Virginia M. Selleck
 APPEARANCES AGAINST:

CAL. NO. 85-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 1425 W. Lill Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett

 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, Thomas F. Witheridge and Virginia M. Selleck, for Cosmopolitan National Bank, Tr. #25422, owner, on March 24, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one and two-story addition (about 267 sq. ft.) to the rear of a two-story frame proposed single family residence, whose east side yard will be 2.14 feet and whose west side yard will be 0.73 feet instead of 6 feet each and which addition will result in a less than 8% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1425 W. Lill Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3(2), §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 May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that 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 any amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicants seek to deconvert the existing two-dwelling unit building into a single family residence and erect an approximately 267 sq. ft. one and two-story addition at the rear of the existing building which will result in a less than 8 percent increase in 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 to reasonable use if

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permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary as part of the deconversion of the building from two dwelling units to a single family residence; that the plight of the owners is due to the deteriorating condition of the existing rear stair and porch enclosure and the necessity of providing additional living space in the proposed single family residence; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will follow the existing lines of the building on the subject site and will not affect an adequate supply of light and air to adjacent residential properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story addition (about 267 sq. ft.) to the rear of a two-story frame proposed single family residence, whose east side yard will be 2.14 feet and whose west side yard will be 0.73 feet instead of 5.6 feet each and which addition will result in a less than 8 percent increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1425 W. Lill 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: Peter Weiss and Beverly Weiss
 APPEARANCES FOR: Peter Weiss
 APPEARANCES AGAINST:

CAL. NO. 86-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED-- 1224 W. Barry Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD--

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Peter Weiss and Beverly Weiss, owners, on March 29, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of both sides of the attic of a two-and-a-half story frame two-dwelling unit building, whose front yard will be 19 instead of 20 feet, whose east side yard will be 3.5 feet and whose west side yard will be 0.53 feet instead of 6.5 feet each, and which expansion will result in a 10.9% (277 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 1224 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that 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 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicants seek to dormer both sides of the existing attic of a two-and-a-half story frame two-dwelling unit building, which expansion will result in a 277 sq. ft. or 10.9 percent increase in 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 to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed expansion is necessary to provide additional living space

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for the second floor dwelling unit occupied by the applicants; that the plight of the owners is due to the necessity of providing a livable dwelling unit for the owners; and that the proposed variation will be compatible with the existing residential improvements on the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of both sides of the attic of a two-and-a-half story frame two-dwelling unit building, whose front yard will be 19 instead of 20 feet, whose east side yard will be 3.5 feet and whose west side yard will be 0.53 feet instead of 6.5 feet each, and which expansion will result in a 10.9 percent (277 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 1224 W. Barry Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Willie Mae Smith
 APPEARANCES FOR: Anthony Parker
 APPEARANCES AGAINST:

CAL. NO. 87-88-Z
 MAP NO. 4-K
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 1441 S. Kedvale Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett

 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, Willie Mae Smith, owner, on April 11, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the enclosure of a four-story 7.5 feet by 22 feet rear porch of a four-story brick three-dwelling unit building, with no south side yard instead of 2.5 feet and which enclosure will exceed by less than 15% the amount of floor area existing in the building prior to the 1957 comprehensive amendment of the zoning ordinance, on premises at 1441 S. Kedvale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4, §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 May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the applicant hired a contractor who enclosed the four-story 7.5 feet by 22 feet rear porch of the subject site four-story brick three-dwelling unit building without obtaining necessary building permits that the applicant is now seeking to legalize the enclosure in order to obtain the necessary building permits; that the said enclosure created an increase in the permitted floor area in the subject building, but does not exceed by more than 15 percent 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 to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the four-story 7.5 feet by 22 feet rear porch enclosure is necessary for protection from inclement weather; that the plight of the owner is due to unique circumstances in that the contractor erected the said enclosure without obtaining necessary building permits and that the applicant now finds herself in a fait accompli situation; and that the variation, if granted, will be compatible with the existing improvements in the area and will not alter the

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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 enclosure of a four-story 7.5 feet by 22 feet rear porch of a four-story three-dwelling unit building, with no south side yard instead of 2.5 feet and which enclosure will exceed by less than 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1441 S. Kedvale Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

PETITIONER: First Korean Christian Church of Chicago
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 88-88-Z
MAP NO. 13-N
MINUTES OF MEETING
May 20, 1988

PREMISES AFFECTED-- 5410 N. Newland Avenue

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

ACTION OF BOARD--

Case continued to
June 17, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett

James E. Caldwell

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

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

APPLICANT: Jan Przybycien
 APPEARANCES FOR: Beata Przybycien, Jan Przybycien
 APPEARANCES AGAINST:

CAL. NO. 89-88-Z
 MAP NO. 13-P
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 8041 W. Memory Lane

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett

 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, Jan Przybycien, owner, on April 8, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a one-story 9 feet by 20 feet storage-room addition to the east side of a one-story single family residence, whose east side yard will be 1 foot instead of 4 feet, on premises at 8041 W. Memory Lane; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 29, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the applicant erected the one-story 9 feet by 20 feet storage room addition to the east side of a one-story single family residence without obtaining necessary building permits and is now seeking to legalize the addition in order to secure the necessary building permits; 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 storage needs of the applicant; that the plight of the owner is due to unique circumstances in that the storage room addition which attaches an existing garage was constructed to resemble a garage and that the narrowest garage door available is 8 feet in width thus necessitating a 9 feet wide building; that no one appeared in opposition to the granting of the requested variation; that the proposed storage-room addition is not distinguishable from the existing garage structure and barely visible from the street; and that the proposed 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

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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-story 9 feet by 20 feet storage-room addition to the east side of a one-story single family residence, whose east side yard will be 1 foot instead of 4 feet, on premises at 8041 W. Memory Lane, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John S. Gates, Jr.
 APPEARANCES FOR: Rick E. Smith, John S. Gates, Jr.
 APPEARANCES AGAINST:

CAL. NO. 90-88-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 2151 N. Cleveland Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, John S. Gates, Jr., owner, on April 11, 1988, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of one and two-story additions at the rear of a one, two and three-story brick proposed two-dwelling unit building, which additions will be located entirely within the required 30 feet rear yard; on premises at 2151 N. Cleveland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-5, §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 May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 32.08 feet by 62.35 feet lot improved with a three-story brick four-dwelling unit building and a one-story carriage house in the rear yard along a portion of the east lot line; that the applicant proposes to deconvert the subject four-dwelling unit building to two-dwelling units; that the said deconversion includes construction of a two-story 16 feet by 2-1/2 feet addition in an existing open area in the northeast portion of the lot and a one-story 3-1/2 feet by 12 feet addition above the existing carriage house; 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 additions, containing a larger kitchen and breakfast area and sun deck, are necessary to meet the lifestyle requirements of the applicant and his family; that the plight of the owner is due to the shallow depth of the subject lot; and that the variation, if granted, will not alter the essential character of the locality in that the additions will conform with the height of the existing residential building on the subject lot and will not impair an adequate supply of light and air to adjacent residential properties; 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 one and two-story additions at the rear of a one, two and three-story brick proposed two-dwelling unit building, which additions will be located entirely within the required 30 feet rear yard, on premises at 2151 N. Cleveland 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: Warren Enterprises, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CALL NO. 91-88-S
MAP NO. 8-H
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PREMISES AFFECTED— 3269-87 S. Archer Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett

James E. Caldwell

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

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

APPLICANT: Cragin Federal Savings & Loan
 APPEARANCES FOR: Katie Newsham
 APPEARANCES AGAINST:

CAL NO. 92-88-S
 MAP NO. 7-L
 MINUTES OF MEETING
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PREMISES AFFECTED— 5513-41 W. Diversey Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, Cragin Federal Savings & Loan, owner, on April 8, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of drive-through facilities in conjunction with a proposed bank building, in a B4-1 Restricted Service District, on premises at 5513-41 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; 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 a B4-1 Restricted Service District; that it is proposed to construct a bank building on the subject site and to provide eight drive-through teller windows in conjunction with said use; that the proposed drive-through use is necessary for the public convenience at this location to provide an additional service prevalent in today's banking 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 and egress to the drive-through portion of the facility to be determined by the Bureau of Traffic Engineering and Operations, a directional "Right Turn Only" sign erected at the egress locations, and a rumble strip between the sidewalk and the teller window exits; 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 establishment of drive-through facilities in conjunction with a proposed bank building, on premises at 5513-41 W. Diversey Avenue, upon

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condition that ingress and egress to the drive-through portion of the facility shall be determined by the Bureau of Traffic Engineering and Operations; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that a rumble strip shall be provided between the public sidewalk and the established teller window exits; that lighted "Right Turn Only" signs shall be erected at the established exit(s) from the drive-through facilities; that the public alley shall not be used for ingress nor for egress; 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: SIG Food Service & Associates
 APPEARANCES FOR: David J. MaGee
 APPEARANCES AGAINST:

CAL. NO. 93-88-S
 MAP NO. 26-H
 MINUTES OF MEETING
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PREMISES AFFECTED-- 10451 S. Western Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, SIG Food Service & Associates, owner, on April 7, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Taco Bell Restaurant, in a B4-1 Restricted Service District, on premises at 10451 S. Western Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(6), §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 May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; 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 a B4-1 Restricted Service District; that it is proposed to establish a drive-through facility in conjunction with an existing Taco Bell restaurant on the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional 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 and egress to the drive-through portion of the facility from S. Western Avenue, a 6 feet high decorative solid wood fence along the east lot line to screen the facility from residential property across the alley; 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 approve the establishment of a drive-through facility in conjunction with an existing Taco Bell restaurant, on premises at 10451 S. Western Avenue, upon condition that ingress and egress shall be from S. Western Avenue; that lighted directional signs shall be erected at the established entrances and exists to the subject site;

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that the alley abutting the subject site shall not be used for ingress nor for egress; that a 6 feet high decorative solid wood fence shall be erected along the east lot line to screen the facility from residential property across 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

PLICANT: Gloria Rodriguez
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 94-88-S
MAP NO. 6-I
MINUTES OF MEETING
May 20, 1988

PREMISES AFFECTED-- 2459 S. Whipple Street
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Case continued to
June 17, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: William J. Casto
 APPEARANCES FOR: Charles D. Ingles
 APPEARANCES AGAINST:

CAL. NO. 95-88-S
 MAP NO. 26-J
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 3636 W. 111th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William J. Casto, for Cole Taylor Ford City Bank & Trust Co., Tr. #4805, owner, on April 7, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a two-story brick building, in a B4-1 Restricted Service District, on premises at 3636 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; 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 a B4-1 Restricted Service District; that on February 11, 1987, the City Council passed an ordinance requiring a special use for the establishment of a tavern in a B4-1 Restricted Service District, a previously permitted use; that a tavern was in continuous operation at the subject premises for approximately 40 years; that in 1985 the tavern's liquor license was revoked for failure by the former proprietor to pay taxes and the property was subsequently foreclosed; that the foreclosure suit was settled in late 1987; that the applicant is the contract purchaser of the subject property and proposes to re-establish and operate the tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the establishment of a 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 proposed use 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

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Zoning Administrator is authorized to permit the establishment of a tavern in a two-story brick building, on premises at 3636 W. 111th Street, upon condition that the hours of operation shall be limited to the hours between 12 Noon and 2:00 A.M.; 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: Rogers Radiocall, Inc., an Illinois corporation
 APPEARANCES FOR: Rolando Acosta
 APPEARANCES AGAINST:

CAL. NO. 96-88-S
 MAP NO. 1-E
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 401 N. Wabash Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rogers Radiocall, Inc., an Illinois corporation, for American National Bank of Chicago, Tr. #91123, owner, on April 11, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of nine antennae and related telecommunication equipment on the roof of the Sun-Times Building to be utilized as an integral component of a cellular mobile telephone system, in a B6-7 Restricted Central Business District, on premises at 401 N. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 12, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the applicant provides cellular mobile telephone service to the greater Chicago Metropolitan area; that the applicant proposes to attach nine antennae to the side walls of an elevator penthouse on the Sun Times Building at the subject site; that the automated telecommunications equipment which processes the signals received by the antennae will be housed on the 7th floor of the building; that the proposed use is necessary for the public convenience at this location to allow the cell site to function as an integral component in the system to provide adequate service in the vicinity of the subject site; that the public health, safety and welfare will be adequately protected in the proposed use which will be installed and operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antennae will not interfere with other public transmissions in the neighborhood; that the proposed antennae are unmanned and totally automated; that service personnel periodically visit the site for customary maintenance of the operation; and that the proposed antennae are located on a portion of the roof of the subject building which is barely visible and that the installation of said antennae will not cause substantial injury to the value

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of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of nine antennae and related telecommunications equipment on the roof and on the 7th floor of the Sun Times Building to be utilized as an integral component of a cellular mobile telephone system, on premises at 401 N. Wabash Avenue, upon condition that the antennae and equipment shall be serviced and maintained in a manner to preclude any problems of interference with other public transmissions; that the proposed antennae and related telecommunications equipment and the use thereof shall be installed and operated in compliance with the regulations of the Federal Communications Commission; 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: Christian Women Consulting Service
VARANCES FOR: John Buchanan
APPEARANCES AGAINST:

CAL. NO. 97-88-S
MAP NO. 22-A
MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED— 3426 E. 89th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Christian Women Consulting Service, for USR Real Estate Development, owner, on April 6, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility for the homeless in a three-story brick building, in an M1-1 Restricted Manufacturing District, on premises at 3426 E. 89th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 30, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-1 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 M1-1 Restricted Manufacturing District; that the subject site is located on a portion of the U.S. Steel Works property no longer in use; that the applicant proposes to establish a transitional shelter facility in the three-story brick building on the subject site which was formerly occupied by offices; that a transitional shelter facility is defined in Chapter 78.3-1 of the Municipal Code of the City of Chicago as a "building, or portion thereof, in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof"; that the applicant proposes to operate a transitional shelter facility in the building on the subject site which will contain beds for 120 homeless women and children; that professional staff personnel will be on the premises at all times to monitor the shelter's activities; that the facility will provide G.E.D. educational programs, child care, and employment training programs; that the establishment of a transitional shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility will meet all applicable provisions of

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the municipal ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility will not cause substantial injury to the value of other property in the neighborhood in that the subject site is isolated from residential improvements or other business establishments; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility for 120 homeless women and children in a three-story brick building, on premises at 3426 E. 89th Street, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

) RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter facility for homeless women and children or any increase in beds or change of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

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

APPLICANT: Mario Martinez
 APPEARANCES FOR: Jaime Torres
 APPEARANCES AGAINST:

CAL. NO. 98-88-A
 MAP NO. 6-J
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED-- 2656 S. Homan Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Mario Martinez, owner, on March 24, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store and apartment building, in an R3 General Residence District, on premises at 2656 W. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the one-story brick store and apartment building on the subject site has been previously occupied by business uses, the last use having been a beauty shop, which use ceased operation in December of 1987; that the change of use to a grocery 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 grocery store in a one-story brick store and apartment building, on premises at 2656 S. Homan Avenue, upon condition that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 10 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lillie Green
 APPEARANCES FOR: John Green
 APPEARANCES AGAINST:

CAL NO. 99-88-A
 MAP NO. 16-G
 MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED-- 6321 S. Racine Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Lillie Green, for John and Lillie Green, owners, on March 24, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of groceries in conjunction with an existing restaurant in a one-story frame building, in an R4 General Residence District, on premises at 6321 S. Racine Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the non-conforming store in the building on the subject site has been occupied by a carry-out restaurant operated by the appellant since 1977 and has a current food dispenser license; that the appellant desires to sell grocery items in conjunction with the existing restaurant; that the sale of groceries, a B1 use, is accessory to the sale of prepared foods, a B2 use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of groceries in conjunction with an existing carry-out restaurant, in a one-story frame building, on premises at 6321 S. Racine Avenue, upon condition that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 10:30 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sophie Gil

CAL. NO. 100-88-A

APPEARANCES FOR:

MAP NO. 12-K

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1988

PREMISES AFFECTED— 5031 S. Kildare Avenue

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

ACTION OF BOARD—

Case continued to
July 17, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

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

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

APPLICANT: Nina Barbalik
APPEARANCES FOR: Nina Barbalik
APPEARANCES AGAINST:

CAL. NO. 101-88-A
MAP NO. 7-K
MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED-- 4436 W. Parker 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
 Michael J. Howlett

 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, Nina Barbalik, owner, on April 4, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a one-story brick building as three-dwelling units, in an R3 General Residence District, on premises at 4436 W. Parker Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a one-story with attic and basement brick residential building; that records of the City of Chicago indicates the following: that on March 10, 1975 a Permanent Injunction was entered against the previous owner of the subject property, Andrew S. Sivik, prohibiting the use of the basement and attic of the subject site building as apartments and that the subject building was limited for use as a single family dwelling unit only; that said Injunction Order was vacated in 1977 to allow the present owner to take a permit out for two dwelling units; that the appellant subsequently was issued Permit #528412 to deconvert the building from three to two dwelling units by removal of the basement apartment; that in 1977 the City finalized the deconversion work as being in compliance for two dwelling units; that the Board finds that the use of the subject site building is limited to that of two dwelling units only; 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: Montrose Mill Shop d/b/a Foss Enterprises
APPEARANCES FOR: Jack Kenny
APPEARANCES AGAINST:

CAL. NO. 102-88-A
MAP NO. 11-L
MINUTES OF MEETING
 May 20, 1988

PREMISES AFFECTED-- 5517-19 W. Montrose Avenue

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett

 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Montrose Mill Shop, a/b/a Foss Enterprises, for William O. Foss, owner, on April 8, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wood-working shop specializing in custom doors and wood trim in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 5517-19 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1988; 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 a B4-1 Restricted Service District; that the one-story brick store building on the subject site has been previously occupied by an office use at 5517 and a print shop employing 6 to 8 persons, a C use, at 5519; that both uses ceased operation in November of 1987; that the change of use to a wood-working shop specializing in custom doors and wood trim, a C use, and employing 2 persons, 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 wood-working shop specializing in custom doors and wood trim in a one-story brick store building, on premises at 5517-19 W. Montrose Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays; 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: Hoving & Sons, Inc.
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST: Don Glickman, Wilson Frost

CAL. NO. 236-87-S
MAP NO. 1-G
MINUTES OF MEETING
May 20, 1988

PREMISES AFFECTED— 1132-56 W. Carroll Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to special hearing on June 10, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

May 20, 1988

Cal. No. 97-87-Z

Mr. Ronald L. Ysla presented a request for an extension of time in which to obtain necessary building permits for the erection of a three-and-a-half story two-dwelling unit building whose east side yard will be 2.6 feet and with no west side yard instead of 3.6 feet each, and whose south rear yard will be 15 feet instead of 30 feet, on premises at 2155 N. Cleveland Avenue, which variations were granted by the Board on May 22, 1987, in Calendar No. 97-87-Z.

Mr. Ysla stated that the subject property is located in an historic district and any plans for development must be approved by the Landmarks Commission. Mr. Ysla further stated that the Landmarks Commission has approved the preliminary development plans but have requested certain changes in the Cleveland Avenue elevations in order to make the design more harmonious with the surrounding historic buildings.

Chairman Kennon moved that the request be granted and that the time for obtaining necessary permits be extended to November 22, 1988. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 20, 1988

Chairman Kennon moved to appoint member James E. Caldwell as Vice Chairman of the Zoning Board of Appeals pursuant to the Board's Rules and the Chicago Zoning Ordinance. The motion prevailed by yeas and nays as follows:

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

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on June 10, 1988.

Marion Rust
Secretary