

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, July 15, 1988

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

Lawrence E. Kennon
Chairman

James E. Caldwell
Michael J. Howlett
Roula Alakiotou

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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 June 17, 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: Kenridge Associates, Inc.
 APPEARANCES FOR: David Goldstein
 APPEARANCES AGAINST:

CAL. NO. 133-88-Z
 MAP NO. 12-D
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5421 and 5423 S. Kenwood Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Kenridge Associates, Inc., for First Bank of Oak Park, Tr. #11276, owner, on May 27, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story two-dwelling unit townhouse building, with no front yard instead of 10.32 feet and no side yards instead of 2.5 feet each, on premises at 5421 and 5423 S. Kenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is the westerly part of a 50 feet by 153 feet through lot with additional frontage on S. Ridgeway Court; that the applicant proposes to erect a two-story two single-family dwelling unit building on the proposed site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary in order to provide each unit with sufficient modern living space and each with interior parking in the front and an open rear yard area; that the plight of the owner is due to the small size of each lot and the desire to provide a rear yard; and that the proposed two-story two dwelling unit townhouse structure is compatible with the existing improvements in the area many of which do not conform to the front and side yard requirements of the zoning ordinance; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of a two-story two-dwelling unit townhouse building, with no front yard instead of 10.3 feet and no side yards instead of 2.5 feet each, on premises at 5421 and 5423 S. Kenwood 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: Kenridge Associates, Inc.
APPEARANCES FOR: David Goldstein
APPEARANCES AGAINST:

CAL. NO. 134-88-Z
MAP NO. 12-D
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5420 and 5422 S. Ridgewood Court
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Kenridge Associates, Inc., for First Bank of Oak Park, Tr. #11276, owner, on May 27, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story two-dwelling unit townhouse building, with no front yard instead of 8.04 feet and no side yards instead of 2.5 feet each, on premises at 5420 and 5422 S. Ridgewood Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is the easterly part of a 50 feet by 153 feet through lot with additional frontage on S. Kenwood Avenue; that the applicant proposes to erect a two-story two-single family dwelling unit building on the proposed site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary in order to provide each unit with sufficient modern living space and each with interior parking in the front and an open rear yard area; that the plight of the owner is due to the small size of each lot and the desire to provide a rear yard; and that the proposed two-story two-dwelling unit townhouse structure is compatible with the existing improvements in the area many of which do not conform to the front and side yard requirements of the zoning ordinance; it is therefore

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

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story two-dwelling unit townhouse building, with no front yard instead of 8.04 feet and no side yards instead of 2.5 feet each, on premises at 5420 and 5422 S. Ridgewood Court, 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 606

APPLICANT: Metropolitan Bank & Trust Co.
 APPEARANCES FOR: Anne Burke
 APPEARANCES AGAINST:

CAL NO. 135-88-S
 MAP NO. 10-I
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 4056 S. Archer Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Metropolitan Bank & Trust Co., owner, on May 27, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed bank building, in a B4-2 Restricted Service District, on premises at 4056 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 26, 1988 reads:

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that 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 subject site is a triangularly shaped lot improved with a one-story brick former drive-through restaurant building which will be rehabilitated and added to by an addition to the north side; that the proposed drive-through facility is necessary for the public convenience at this location to provide more convenient banking facilities for the local business community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility to be operated under the conditions hereinafter set forth; and that the proposed drive-through facility is similar to the former drive-through use at the site and is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed bank building, on premises at 4056 S. Archer Avenue, upon

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condition that ingress and egress shall be from S. Archer Avenue; that the driveway locations shall be determined by the Bureau of Traffic Engineering and Operations; that a lighted "Enter Only" sign shall be erected at the drive-through entrance on S. Archer Avenue; 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: Archdiocese of Chicago/St. Elizabeth Church
APPEARANCES FOR: Charas E. Kinkle
APPEARANCES AGAINST:

CAL NO. 136-88-S
MAP NO. 10-E
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 4058 S. Michigan Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Archdiocese of Chicago/St. Elizabeth Church, for Catholic Bishop of Chicago, owner, on June 7, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 264-seat church building, in a B4-2 Restricted Service District, on premises at 4058 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the applicant church was founded in 1881 and is presently located at 20-24 E. 41st Street; that a church at the subject site is necessary to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will continue to provide needed services in the community and which will provide adequate off-street parking in the existing funeral home parking lot at 4114 S. Michigan Avenue; and that the erection of the proposed 264-seat church building at the subject site will be compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 264-seat church building, on premises at 4058 S. Michigan Avenue, upon condition that 22 parking spaces shall be provided by lease agreement with Unity Funeral Parlors, Inc., at 4114 S. Michigan Avenue to satisfy the parking requirements for said church as provided in Cal. No. 137-88-S and that the requisite parking spaces for the church shall be required at all times as per §5.8-5 of the zoning ordinance; 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: Archdiocese of Chicago/St. Elizabeth Church
APPEARANCES FOR: Charas E. Kinkle
APPEARANCES AGAINST:

CAL. NO. 137-88-S
MAP NO. 10-E
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 4114 S. Michigan Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Archdiocese of Chicago/St. Elizabeth Church, for Unit Funeral Parlors, Inc., owner, on June 7, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of 22 parking spaces in an existing funeral home parking lot, in a B4-2 Restricted Service District, on premises at 4114 S. Michigan Avenue. to satisfy the parking requirements for a proposed 264-seat church at 4058 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §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 July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on July 15, 1988 the Board approved a special use application, Cal. No. 136-88-S, for the approval of the location and the erection of a 264-seat church building at 4058 S. Michigan Avenue; that the leasing of 22 parking spaces in an existing funeral home parking lot at the subject site is necessary to satisfy the parking requirements for the proposed church; that the public health, safety and welfare will be adequately protected in the leasing of 22 parking spaces in the existing, improved funeral home parking lot; that the terms of the lease provide for a period of ten years beginning October 1, 1988 and ending September 30, 1998 with an option to renew the term of the lease for eight additional successive ten year terms on the expiration of the initial term of the lease; and that the proposed use is located directly south across E. 41st Street to the proposed church site 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

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and the Zoning Administrator is authorized to permit the leasing of 22 parking spaces in an existing funeral home parking lot, on premises at 4114 S. Michigan Avenue, to satisfy the parking requirements for a proposed 264-seat church at 4058 S. Michigan 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: Sion Temple Church of God in Christ
APPEARANCES FOR: James Seaberry
APPEARANCES AGAINST: Helen Lange

CAL. NO. 138-88-S
MAP NO. 18-H
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 1756 W. 79th Street
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Sion Temple Church of God in Christ, owner, on June 9, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 325-seat church building, in a B2-1 Restricted Retail District, on premises at 1756 W. 79th 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, §8.3-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that on November 17, 1978, in Cal. Nos. 23-78-S and 277-78-S, the Board approved the establishment of the applicant church in a one-story brick store building at 1802-04 W. 79th Street and an off-site parking lot at 1801 W. 79th Street to fulfill the parking requirements for said church; that on May 17, 1985, in Cal. Nos. 147-85-S and 148-85-S, the Board approved the relocation of said church to a one-story brick building with proposed addition at the subject site and allowed the previously approved parking lot at 1801 W. 79th Street to serve as its required parking area; that the applicant never went forward with establishing the proposed church at the subject site; that the testimony in the previous cases is hereby made part of the record in this case; that the applicant proposes to demolish the one-story building at the subject site and erect a new church building on the site; that the applicant proposes to retain the lot at 1801 W. 79th Street as required off-street parking for the proposed church; that the establishment of a church at the subject site is necessary to fulfill the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the location and operation of the proposed church which will provide adequate off-street parking at 1801 W. 79th Street; 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

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other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 325-seat church building, on premises at 1756 W. 79th Street, upon condition that the building located at 1802-04 W. 79th Street shall be converted into a fellowship hall; that the off-site parking lot at 1801 W. 79th Street shall be improved and maintained per the requirements of resolution No. 148-85-S, approved by the Board on May 17, 1985, to serve as the required parking area for both the proposed church and fellowship hall; 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: Kendrick Memorial Baptist Church
APPEARANCES FOR: David L. Ferguson
APPEARANCES AGAINST: Helen Lange

CAL. NO. 139-88-S
MAP NO. 20-G
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 1107-09 W. 79th Street

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

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kendrick Memorial Baptist Church, owner, on June 1, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing 219-seat church in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 1107-09 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 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, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the subject site is improved with a one-story brick building occupied by an existing 219-seat church; that the church has been at the subject site for the past 18 years; that the said church is necessary at this location to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the church which will continue to provide needed services in the community and adequate off-street parking at 1119-21 W. 79th Street; and that the said use of the building on the subject site as a church is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to legalize an existing 219-seat church in a one-story brick building, on premises at 1107-09 W. 79th Street, upon condition that the required off-street parking for the church shall continue to be provided at 1119-21 W. 79th Street; that the requisite parking spaces for the church shall be required at all times as per §5.8-5 of the zoning ordinance; 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: Kendrick Memorial Baptist Church
 APPEARANCES FOR: David L. Ferguson
 APPEARANCES AGAINST: Helen Lange

CAL. NO. 140-88-S
 MAP NO. 20-G
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 1119-21 W. 79th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Kendrick Memorial Baptist Church, owner, on June 1, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing off-site accessory parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 1119-21 W. 79th Street, to satisfy the parking requirements for an existing church at 1107-09 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 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, §8.4-1, §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 July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that on July 15, 1988 the Board approved the legalization of the existing applicant 219-seat church in a one-story brick building located at 1107-09 W. 79th Street, in Cal. No. 139-88-S; that the said parking lot is necessary for the public convenience at this location to fulfill the parking requirements for the existing church at 1107-09 W. 79th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said facility to be improved and operated under the conditions hereinafter set forth; and that the said use is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to legalize an existing off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1119-21 W. 79th Street, to satisfy the parking requirements for an existing church at 1107-09 W. 79th Street, upon condition

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that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles or buses shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, except for the driveway portion, with a 6 feet high chain link fence; that steel beam guard rails shall be erected within the fenced area; that striping shall be provided; that lighting shall be provided deflecting away from abutting residential property; that ingress and egress shall be from W. 79th Street; that the alley abutting the facility shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order.

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

APPLICANT: Monroe Centre Venture
 APPEARANCES FOR: Mark Gershon
 APPEARANCES AGAINST:

CAL. NO. 141-88-S
 MAP NO. 2-F
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 613-31 W. Monroe Street and 101-19 S. DesPlaines Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Monroe Centre Venture, for Boulevard Bank National Association, Tr. #8310, owner, on June 1, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 613-31 W. Monroe Street and 101-19 S. DesPlaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 31, 1988 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; 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 proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is improved with a two-story brick commercial building; that the applicant proposes to demolish the existing building and establish a 165-space self-park public parking lot on the subject site; 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 proposed parking lot, with a terminal date of July 15, 1993, 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 parking lot, on premises at 613-31 W. Monroe Street and 101-19 S. DesPlaines Street, upon condition that the lot shall be enclosed with a 6 feet high chain link fence, excepting the driveway portions; that the lot shall be improved with a compacted macadam base, not less than four inches thick,

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surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that lighting shall be provided; that ingress to the facility shall be from W. Monroe Street and from S. DesPlaines Avenue; that egress from the site shall be from W. Monroe Street; that the driveways shall be constructed in accordance with applicable ordinances that the public alley abutting the site shall not be used for ingress nor for egress; that the hours of operation of the parking lot shall be limited to the hours between 6 A.M. and 10 P.M., Mondays through Saturdays; that the parking lot shall be securely locked at all other times; that the use of the premises as a public parking lot shall terminate 5 years from the date hereof, on July 15, 1993; that it shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order; and 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: Hawthorne Race Course, Inc., an Illinois Corporation

CAL. NO. 142-88-S

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING

July 15, 1988

PREMISES AFFECTED— 175 N. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 21, 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: Historic Properties, Ltd., an Illinois Corporation
APPEARANCES FOR: William J. Hennessey
APPEARANCES AGAINST:

CAL. NO. 143-88-Z
MAP NO. 13-H
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 2100-44 W. Balmoral Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Historic Properties, Ltd., an Illinois Corporation, owner, as amended, on June 14, 1988, filed an application for a variation of the zoning ordinance to permit in an R4 General Residence District, the erection of a two-story 21-dwelling unit townhouse building on an irregularly shaped zoning lot, whose south front yard will be 6.5 feet instead of 8.3 feet, whose north rear yard will be 19 feet instead of 30 feet and whose 21 required parking spaces will be located off-site on adjoining lots, on premises at 2100-44 W. Balmoral Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 22, 1988 the City Council rezoned the subject site from M1-1 to R4 General Residence expressly for the proposed townhouse development; that the subject site is an irregularly shaped zoning lot (Lot No. 3 on Plan A-1 dated June 1, 1988, as submitted to the Board) which is a component of the triangular shaped parcel of land consisting of three zoning lots bounded by N. Bowmanville Avenue, N. Hoyne Avenue and W. Balmoral Avenue; that the applicant proposes to erect an attached 21-dwelling unit townhouse building on the 25,572 square feet subject zoning lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variations are necessary to provide modern, livable townhouse dwelling units as designed on this long and narrow zoning lot; that the plight of the owner is due to the configuration of the subject lot; and that the proposed 2-story 21 dwelling unit townhouse building is compatible with the existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

July 15, 1988

Cal. No. 143-88-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 two-story 21-dwelling unit townhouse building on an irregularly shaped zoning lot, whose south front yard will be 6.5 feet instead of 8.3 feet, whose north rear yard will be 19 feet instead of 30 feet, on premises at 2100-44 W. Balmoral Avenue, upon condition that the required 21 parking spaces shall be provided only in garage structures located off-site on adjoining lots as per the aforesaid Plan A-1 and Board resolutions 144-88-S and 145-88-S; that the requisite parking facilities are required at all times, as provided in §5.8-5 of the zoning ordinance; 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: Historic Properties, Ltd., an Illinois Corporation
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 144-88-S
 MAP NO. 13-H
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5408-28 N. Hoyne 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, Historic Properties, Ltd., an Illinois Corporation, owner, as amended, on June 14, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 11 off-site accessory parking spaces, in an R4 General Residence District, on premises at 5408-28 N. Hoyne Avenue, to satisfy the parking requirements for a proposed 21-dwelling unit townhouse building at 2100-44 W. Balmoral Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.4-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on July 15, 1988, in Cal. No. 143-88-Z, the Board granted an application for a variation of the zoning ordinance to permit the erection of a 2-story 21 dwelling unit townhouse building on an irregularly shaped zoning lot whose south front yard will be 6.5 feet instead of 8.3 feet, whose north rearyard will be 19 feet instead of 30 feet, on premises at 2100-44 W. Balmoral Avenue, and whose 21 required parking spaces will be located off-site on adjoining lots; that the subject site is an irregularly shaped zoning lot (No. 2 on Plan A-1 dated June 1, 1988) which is a component of the triangular shaped parcel of land consisting of three zoning lots bounded by N. Bowmanville Avenue, N. Hoyne Avenue and W. Balmoral Avenue; that the applicant proposes to provide garage parking facilities for 11 automobiles behind 11 proposed townhouses to be constructed facing N. Hoyne Avenue; that the proposed parking facilities are necessary for the public convenience at this location to partially satisfy the parking requirements for the proposed 21-dwelling unit townhouse building at 2100-44 W. Balmoral Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking facility in that the parking spaces will be located in detached garages as per

MINUTES OF MEETING

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Cal. No. 144-88-S

Plan A-1 dated June 1, 1988; that ingress and egress from the garages will be from N. Bowmanville Avenue; and that the proposed parking facilities are an integral component of the townhouse development 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 11 off-site accessory parking spaces on premises at 5408-28 N. Hoyne Avenue, to satisfy the parking requirements for a proposed 21-dwelling unit townhouse building at 2100-44 W. Balmoral Avenue, upon condition that the private passenger automobiles of the townhouse residents shall be parked in accessory garage structures per the aforesaid Plan A-1 and not on open parking pads; that ingress and egress to the parking garages shall be form N. Bowmanville Avenue; that the driveway shall be constructed in accordance with applicable ordinances; 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 806

APPLICANT: Historic Properties, Ltd., an Illinois Corporation
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 145-88-S
 MAP NO. 13-H
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5401-29 N. Bowmanville Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, Historic Properties, Ltd., owner, as amended, on June 14, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 10 off-site accessory parking spaces, in an R4 General Residence District, on premises at 5401-29 N. Bowmanville Avenue, to satisfy the parking requirements for a proposed 21-dwelling unit townhouse building at 2100-44 W. Balmoral Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on July 15, 1988, in Cal. No. 143-88-Z, the Board granted an application for a variation of the zoning ordinance to permit the erection of a two-story 21-dwelling unit townhouse building on an irregularly shaped zoning lot whose south front yard will be 6.5 feet instead of 8.3 feet, whose north rear yard will be 19 feet instead of 30 feet, on premises at 2100-44 W. Balmoral Avenue; that on July 15, 1988, in Cal. No. 144-88-S, the Board approved the establishment of 11 off-site accessory parking spaces at 5408-28 N. Hoyne Avenue to partially satisfy the parking requirements for the proposed 21-dwelling unit townhouse building; that the applicant seeks to establish an additional 10 off-site accessory parking spaces at the subject site to fulfill the parking requirements for the proposed structure; that the subject site is an irregularly shaped zoning lot (No. 1 on Plan A-1, dated June 1, 1988) which is a component of the triangular shaped parcel of land consisting of three zoning lots bounded by N. Bowmanville Avenue, N. Hoyne Avenue and W. Balmoral Avenue; that the proposed garage parking facilities for 10 automobiles will be located on the eastern side of this irregularly shaped zoning lot; that the proposed parking facilities are necessary for the public convenience

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July 15, 1988
Cal. No. 145-88-S

at this location to fulfill the parking requirements for the proposed 21-dwelling unit townhouse building at 2100-44 W. Balmoral Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking facilities in that the parking spaces will be located in detached garages as per the aforesaid Plan A-1; that ingress and egress to the garages will be from N. Bowmanville Avenue; and that the proposed parking facilities are an integral component of the townhouse development 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 10 off-site accessory parking spaces, on premises at 5401-29 N. Bowmanville Avenue, to satisfy the parking requirements for a proposed 21-dwelling unit townhouse building at 2100-44 W. Balmoral Avenue, upon condition that the private passenger automobiles of the townhouse residents shall be parked in accessory garage structures per aforesaid Plan A-1 and not on open parking pads; that ingress and egress to the parking garages shall be from N. Bowmanville Avenue; that the driveway shall be constructed in accordance with applicable ordinances; and that all other 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: Historic Properties, Ltd., an Illinois Corporation
APPEARANCES FOR: William J. Hennessey
APPEARANCES AGAINST:

CAL. NO. 146-88-Z
MAP NO. 13-H
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5408-28 N. Hoyne Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Historic Properties, Ltd, owner, as amended, on June 14, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story 11-dwelling unit townhouse building on an irregularly shaped zoning lot, whose east front yard will be 6.5 feet instead of 10.8 feet and whose south side yard will be 1.84 feet instead of 20 feet; on premises at 5408-28 N. Hoyne Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 17, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 22, 1988 the City Council rezoned the subject site from M1-1 to R4 General Residence expressly for the proposed townhouse development; that the subject site is an irregularly shaped zoning lot (Lot No. 2 on Plan A-1 dated June 1, 1988, as submitted to the Board) which is a component of the triangular shaped parcel of land consisting of three zoning lots bounded by N. Bowmanville Avenue, N. Hoyne Avenue, and W. Balmoral Avenue; that the applicant proposes to erect a two-story 11 attached dwelling unit townhouse building on the 16,840 square feet subject zoning lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to provide modern, livable townhouse dwelling units as designed on this irregularly shaped lot; that the plight of the owner is due to the configuration of the subject lot; and that the proposed two-story 11-attached dwelling unit townhouse building is compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

July 15, 1988

Cal. No. 146-88-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 two-story 11-dwelling unit townhouse building on an irregularly shaped zoning lot, whose east front yard will be 6.5 feet instead of 10.8 feet and whose south side yard will be 1.84 feet instead of 20 feet, on premises at 5408-28 N. Hoyne Avenue, upon condition that the required 11 parking spaces shall be provided only in garage structures as per the aforesaid Plan A-1; 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: Historic Properties, Ltd., an Illinois Corporation
APPEARANCES FOR: William J. Hennessey
APPEARANCES AGAINST:

CAL. NO. 147-88-Z
MAP NO. 13-H
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 5401-29 N. Bowmanville Avenue
SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Historic Properties, Ltd., owner, as amended, on June 14, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story 8-dwelling unit townhouse building on an irregularly shaped zoning lot, whose northwest front yard will be 6.5 feet instead of 15 feet, whose southwest side yard will be 10 feet instead of 20 feet at its narrowest point and whose southeast rear yard will be 5 feet instead of 30 feet at its narrowest point, on premises at 5401-29 N. Bowmanville Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4(1), §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 July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 22, 1988, the City Council rezoned the subject site from M1-1 to R4 General Residence expressly for the proposed townhouse development; that the subject site is an irregularly shaped zoning lot (Lot No. 1 on Plan A-1 dated July 1, 1988, as submitted to the Board) which is a component of the triangular shaped parcel of land consisting of three zoning lots bounded by N. Bowmanville Avenue, N. Hoyne Avenue and W. Balmoral Avenue; that the applicant proposes to erect and two-story 8-attached dwelling unit townhouse building on the 26,508 square feet subject zoning lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to provide modern, livable dwelling units as designed on this irregularly shaped lot; that the plight of the owner is due to the configuration of the subject lot; and that the proposed two-story 8 attached dwelling unit townhouse building is compatible with the existing residential improvements in the area and will not alter the essential character of the locality, it is therefore

MINUTES OF MEETING

July 15, 1988

Cal. No. 147-88-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 two-story 8-dwelling unit townhouse building on an irregularly shaped zoning lot, whose northwest front yard will be 6.5 feet instead of 15 feet, whose southwest side yard will be 10 feet instead of 20 feet at its narrowest point and whose southeast rear yard will be 5 feet instead of 30 feet at its narrowest point, on premises at 5401-29 N. Bowmanville Avenue, upon condition that the required 8 parking spaces shall be provided only in garage structures as per the aforesaid Plan A-1; 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: James Lennartz and Rachael Lennartz
 APPEARANCES FOR: Gregory Glassgen
 APPEARANCES AGAINST:

CAL. NO. 148-88-Z
 MAP NO. 9-J
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 3808 N. Hamlin 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
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James Lennartz and Rachael Lennartz, for James Lennartz, owner, on June 13, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 13 feet by 22 feet addition to the south side of an existing 20 feet by 22 feet frame one-story garage located in the 30 feet rear yard of a lot improved with a one-story frame residence, which addition exceeds by 42 square feet the maximum square footage a detached accessory building can be when located in the required rear yard, on premises at 3808 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §5.6-2(1), §11.7-4(11)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on June 27, 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 applicants erected a 13 feet by 22 feet addition to the south side of an existing 20 feet by 22 feet frame garage located in the 30 feet rear yard of a lot improved with a one-story frame residence without obtaining necessary building permits; that the applicants are seeking to legalize the addition in order to secure necessary building permits; that the said addition exceeds by 42 square feet the maximum square footage permitted a detached accessory building when located in the required rear yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the addition is necessary to provide security for the applicants' two automobiles and additional storage facilities; that the plight of the owner is due to unique circumstances in that the said addition was erected without obtaining necessary building permits and that the applicants now find themselves in a fait accompli situation; that the variation, if granted, will not alter the essential character of the locality in that the said addition is compatible with the existing improvements in the area; it is therefore

MINUTES OF MEETING

July 15, 1988

Cal. No. 148-88-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 13 feet by 22 feet addition to the south side of an existing 20 feet by 22 feet frame garage located in the 30 feet rear yard of a lot improved with a one-story frame residence, which addition exceeds by 42 square feet the maximum square footage a detached accessory building can be when located in the required rear yard, on premises at 3808 N. Hamlin Avenue, upon condition that the garage and addition shall be for accessory storage of the private passenger automobiles of the owners of the property and that there shall be no storage of trucks on the site and that there shall be no business use conducted from the proposed garage addition; 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: Leonard Tomaka
APPEARANCES FOR: Leonard Tomaka
APPEARANCES AGAINST:

CAL. NO. 149-88-A
MAP NO. 20-B
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 8524 S. Burnham 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
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Leonard Tomaka, for Estelle Tomaka, owner, on May 16, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a one-and-a-half from store building, in an R3 General Residence District, on premises at 8524 S. Burnham Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the building on the subject site has been vacant and unoccupied for business purposes in excess of one year; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Sam Torrasi
APPEARANCES FOR: Sam Torrasi
APPEARANCES AGAINST:

CAL. NO. 150-88-A
MAP NO. 28-I
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 11400 S. Western 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, Sam Torrasi, for Ben Tanuta, owner, on June 7, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license for an existing antique store in a one-and-a-half story brick and frame store and apartment building, in an R3 General Residence District, on premises at 11400 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 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 July 15, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the one and one-and-a-half story brick and frame store and apartment building on the subject site has been continuously occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been an antique shop which ceased operation in 1979; that the appellant has operated an antique shop at the subject site since 1979; 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 approve a second-hand dealer license for an existing antique store in a one and one-and-a-half story brick and frame store and apartment building, on premises at 11400 S. Western Avenue, upon condition that all merchandise shall be displayed and sold within the store 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: Steven Kremnitzer
 APPEARANCES FOR: Steven Kremnitzer
 APPEARANCES AGAINST:

CAL. NO. 151-88-A
 MAP NO. 8-F
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 3203 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Steven Kremnitzer, for Anthony Santa, owner, on June 10, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a lawn maintenance business office in a two-story brick multi-store and apartment building, in a B1-2 Local Retail District; on premises at 3203 S. Halsted Street, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 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, §8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988; 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 in a store in a two-story brick multi-store and apartment building, which store is occupied by an existing travel agency, a B4 use; that the appellant leases a portion of the space for use as an office for a lawn maintenance business, a B2 use; 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 permit the establishment of a lawn maintenance business office in a portion of a store occupied by an existing travel agency in a two-story brick multi-store and apartment building, on premises at 3203 S. Halsted 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

PLICANT: Alfonso Pedraza
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL NO. 152-88-A
MAP NO. 4-H
MINUTES OF MEETING
July 15, 1988

PREMISES AFFECTED— 1758 W. 19th Street

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
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Albert Perry
APPEARANCES FOR: Albert Perry
APPEARANCES AGAINST:

CAL. NO. 153-88-A
MAP NO. 28-F
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 11254 S. State Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Albert Perry, for Gerald Crane and Aviva Crane, owners, on June 15, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty shop in a one-story brick store building, in an R3 General Residence District, on premises at 11254 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 13, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 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 one-story brick building on the subject site has contained business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that on July 27, 1979 in Cal. No. 174-79-A the Board sustained an appeal permitting the establishment of a restaurant, a B2 use, in the building on the subject site; that the appellant has operated a beauty shop, a B1 use, at the site since 1982; that licensing requirements have cause 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 reversed and he is authorized to certify an existing beauty shop in a one-story brick store building, on premises at 11254 S. State Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 6:00 P.M. Monday through Saturday; 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: Jerry Cholpek
 APPEARANCES FOR: Anastasia Luka Schupp
 APPEARANCES AGAINST:

CAL. NO. 154-88-A
 MAP NO. 7-M
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 2702 N. Austin 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, Jerry Cholpek, for Alex Berger, owner, on June 3, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an upholstery shop in a one-story brick multi-store building, in an R3 General Residence District, on premises at 2702 N. Austin Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 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 in a non-conforming store in a one-story brick multi-store building which has been continuously occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the subject multi-store building also contains a painting contractor business, a C use; that the appellant proposes to operate an upholstery business at the 2702 store in the subject building; that a small compressor machine is the only machinery to be used in the business; that under §6.4-6 of the zoning ordinance the non-conforming use may be extended throughout the building; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an upholstery shop in a one-story brick multi-store building, on premises at 2702 N. Austin Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 7:00 P.M., Monday through Friday and 8:00 A.M. and 6 P.M., Saturday; 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: Jose Diosdado
 APPEARANCES FOR: Teresa Ortez, Jose Diosdado
 APPEARANCES AGAINST:

CAL. NO. 155-88-A
 MAP NO. 4-F
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 1720 S. Union 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jose Diosdado, for Teresa Ortiz, owner, on June 8, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a packaging and wholesaling of snacks business in a two-story frame store and apartment building, in an R4 General Residence District, on premises at 1720 S. Union Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §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 July 15, 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 two-story frame store and apartment building on the subject site was previously occupied by a tavern/social club, which use ceased operation approximately 8 years ago; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the requested use at the subject store; 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: Nashi Palate Pleasin's Inc.
APPEARANCES FOR: Dominick Coviello
APPEARANCES AGAINST:

CAL. NO. 156-88-A
MAP NO. 11-I
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 4410 N. Troy Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Nashi Palate Pleasin's Inc., for Steven Strange, owner, on May 27, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a manufacturing and wholesaling of food products business in a one and two-story brick multi-store and apartment building, in a B4-2 Restricted Service District, on premises at 4410 N. Troy Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.2-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the multi-store portion of the building on the subject site contains a restaurant, a uniforms and accessories store, a yoga lessons store and a martial arts store, all permitted uses in the subject site's B4-2 Restricted Service zoning; that the subject store was previously occupied by a cabaret-theater, a B4 use; that the proposed manufacturing and wholesaling of food products are uses permitted only in a commercial or manufacturing district; that under §8.3-4 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: J. & H. Auto Wreckers
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 157-88-A
MAP NO. 1-I
MINUTES OF MEETING
July 15, 1988

PREMISES AFFECTED— 2501 W. Lake Street

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
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: Samiran Auto Sales
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 158-88-A
MAP NO. 13-G
MINUTES OF MEETING
July 15, 1988

PREMISES AFFECTED-- 4858 N. Broadway

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

ACTION OF BOARD--

Case continued to
September 16, 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: Fabiola Henao
APPEARANCES FOR: Fabiola Henao
APPEARANCES AGAINST:

CAL. NO. 159-88-A
MAP NO. 9-H
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 3843 N. Paulina Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Fabiola Henao, owner, on May 23, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in the basement of a two-story frame residence, in an R3 General Residence District, on premises at 3843 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 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, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 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 has been zoned Residential since the passage of the 1923 zoning ordinance; that the appellant has installed a beauty shop, a B1 use, in the basement of the two-story frame residence on the subject site and now seeks to legalize the business; that no evidence was presented to indicate that there was continuous existence of a business use at the subject site since 1923; that under §7.3-3 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: C. Davis Rental
APPEARANCES FOR: Donald L. Quick
APPEARANCES AGAINST: Irene Braun et al.

CAL. NO. 160-88-A
MAP NO. 11-M
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5621 W. Montrose 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, C. Davis Rental, for Carl Davis, owner, on June 7, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of an above-ground 1000 gallon propane gas dispenser tank within an equipment rental storage lot, in a C1-1 Restricted Commercial District, on premises at 5621 W. Montrose Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1A(3)(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the appellant proposes to rent tanks of propane gas to customers which when empty are returned to the site to be refilled; that §9.3-1A(3) of the zoning ordinance provides that a C1 zoning district does not permit the above ground storage of materials having a closed cup flash point under 200 degrees Fahrenheit, except when such materials are utilized in secondary processes or are required in emergency or standby equipment or for use as power or heating fuels and that such storage shall not exceed 10,000 gallons; that no evidence was presented that indicated that propane gas is excluded from the category of materials prohibited under §9.3-1A(3) of the zoning ordinance; 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: Tom Brown
 APPEARANCES FOR: Robert E. Kall
 APPEARANCES AGAINST: Betty Owens

CAL. NO. 127-88-A
 MAP NO. 12-E
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 5431 S. Wabash 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, Tom Brown, for H.D. Haidman, owner, on May 6, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an automobile repair shop in a one-story brick garage building, in an R4 General Residence District, on premises at 5431 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 July 15, 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 in a non-conforming one-story brick garage building occupied by an existing automobile repair shop; that the subject building has been continuously occupied by business uses, including a Pepsi distributorship business and automobile repair shops, 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 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 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 automobile repair shop in a one-story brick garage building, on premises at 5431 S. Wabash Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 5:30 P.M., Monday through Friday; that there shall be no body or fender work, engine rebuilding or spray painting on the premises; that there shall be no storage of vehicles that have been repaired or are awaiting repairs on the public sidewalks, streets or alleys; that all repair work and storage of vehicles awaiting repairs shall be within the subject building; 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 806

APPLICANT: Edward Kaloo
 APPEARANCES FOR: Thomas Johnson
 APPEARANCES AGAINST: Mark Kupiec et al.

CAL NO. 129-88-A
 MAP NO. 11-H
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 4750 N. Hermitage 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, Edward Kaloo, owner, on April 22, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an automobile repair shop in a one-story brick garage building on the rear of a lot improved additionally with a one-and-a-half story frame residence, in an R4 General Residence District, on premises at 4750 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 24, 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 July 15, 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 in a non-conforming commercial garage structure at the rear of a lot improved additionally with a one-and-a-half story residence; that records of the City of Chicago indicates that the subject site has been zoned Residential since the time of the passage of the 1923 zoning ordinance; that the subject building was continuously occupied by a refuse disposal company from 1923 until 1986, a Commercial use; that the disposal service business operated between the hours of 6:00 A.M. and 4 P.M. and stored four refuse pickup trucks at the subject site; that minor repair work on the trucks was conducted at the site; that the last use of premises was by a painting contractor business, also a Commercial use, which use ceased operation in October of 1987 when the appellant purchased the property; that on December 18, 1987 the appellant was issued a motor vehicle repair license, No. 927, for the subject site garage; that on January 26, 1988 the Zoning Department sent a letter to the appellant stating that the operating motor vehicle repair shop was in violation of the R3 zoning; that a subsequent letter, dated March 10, 1988, to the Deputy Director of Licensing from the Zoning Administrator stated that the license was approved erroneously and therefore should be revoked; that on July 1, 1988, the City renewed the appellant's motor vehicle repair shop license, No. 136, which expires June 30, 1989; that the appellant does automobile mechanical repair work only; that no body repair

MINUTES OF MEETING

July 15, 1988

Cal. No. 129-88-A

or painting is done at the site; that such operation constitutes a B4 use; that the Board finds that under §6.4-7 of the zoning ordinance, the automobile repair shop use being conducted in the subject site garage in lieu of its previous uses is proper in this case, provided that the hours of operation are similar to the previous hours and that all work and storage is done 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 permit an automobile repair shop in a one-story brick garage building on the rear of a lot improved additionally with a one-and-a-half story frame residence, on premises at 4750 N. Hermitage Avenue, upon condition that there shall be no body work, spray painting or engine rebuilding done at the premises; that all repair work shall be conducted entirely within the garage building; that there shall be no outside storage of vehicles that have been repaired or are awaiting repairs on the balance of the subject site property nor on city streets, sidewalks or alleys; that all such vehicle storage shall take place completely within the garage building; that the hours of operation shall be limited to the hours between 8:00 A.M. and 6 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: David Yablong
APPEARANCES FOR: Gary Wigoda
APPEARANCES AGAINST: John J. Pikarski, Jr.

CAL. NO. 103-88-Z
MAP NO. 3-F
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 1422-26 N. LaSalle Street

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

ACTION OF BOARD--

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, David Yablong, for Cosmopolitan National Bank, Tr. Nos. 27684, 27685 and 28203, owners, on April 10, 1988, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, a four-story addition to the rear of three three-story brick attached buildings all of which will be used as 15 dwelling units, with no north side yard and a 3 feet south side yard instead of 10.3 feet each, whose rear yard will be 8 feet instead of 30 feet, and with no provision for one loading berth and one handicapped parking space, on premises at 1422-26 N. LaSalle Street; 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, §7.8-5, §7.9-5, §7.11-5, §7.12(10), §11.7-4(1)(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 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 R5 General Residence District; that on July 20, 1986 the City Council rezoned the subject site from R6 to R5 General Residence; that the subject site is currently improved with three older brownstone-type apartment buildings containing 15 dwelling units with a common rear yard area having no alley at the rear and an access driveway on the north side to the rear garages; that the applicant in his amended application proposes to further connect the three existing buildings and convert them to 8 dwelling units and erect a connected four-story 7 townhouse dwelling unit addition on the rear of the property which will form an interior open courtyard area beginning 3 feet below grade level; that indoor parking will be provided for each dwelling unit; that ingress and egress to the interior courtyard area and garages will be by an access lane located south of the existing residential building at 1422 N. LaSalle Street; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under

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the conditions allowed by the regulations in this district in that the variations requested are necessary in order to construct the project as designed utilizing the three existing older brownstone-type buildings and to provide an open interior courtyard area with accessway for parking; that a service drive with receiving facility is provided on the north end of the subject site abutting the 1426 N. LaSalle building which negates the need for a loading berth; that the proposed townhouse dwelling units containing stairs are not suitable for the handicapped which also negates the need for a parking space for the handicapped; that the plight of the owner is due to the developer's desire to save and utilize the three existing brownstone-type buildings on the front of the lot and provide an open courtyard area which necessitates the requested rear and side yard setbacks; that the proposed four-story addition on the rear of the lot will be no higher than the existing front buildings and hardly visible from the street; and that the proposed addition with a 3 feet south side yard and an 8 feet rear yard butted up to an existing four-story hotel on the north side will not seriously affect an adequate supply of light and air to abutting properties and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a four-story addition to the rear of three three-story brick attached buildings all of which will be used as 15 dwelling units, with no north side yard and a 3 feet south side yard instead of 10.3 feet each, whose rear yard will be 8 feet instead of 30 feet and with no provision for one loading berth and one handicapped parking space, on premises at 1422-26 N. LaSalle Street, upon condition that the height of the four-story addition on the rear of the lot shall conform to the height of the three older buildings on the front of the lot; 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: E. Leonard Solomon and Sofia M. Solomon
APPEARANCES FOR: Monte Viner
APPEARANCES AGAINST: John Argenet et al.

CAL. NO. 104-88-Z
MAP NO. 5-F
MINUTES OF MEETING
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PREMISES AFFECTED-- 217 W. Willow Street

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
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, E. Leonard Solomon and Sofia M. Solomon, owners, on April 29, 1988, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3rd floor addition above the entire rear 23.5 feet of a two-story brick single family residence, which addition will be located within the required 30 feet rear yard, on premises at 217 W. Willow Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-5, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 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 26 feet by 35 feet lot improved with a two-story brick single-family residence covering the entire lot with the exception of the front 4 feet; that the applicant proposes to convert the ground floor living area into space for accessory storage and parking and replace the lost living area with a partial 3rd floor addition; that the addition will be setback 7½ feet from the front building line; that the subject site is located in a landmark designated area and that the applicants' proposal has received approval by the Landmarks Commission, subject to zoning approval; 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 replace living space lost by the reconversion of the ground floor to garage space that existed when the building was built, thereby restoring the party-wall building's historic significance; that the plight of the owner is due to the unusually small lot size; that the subject building abuts buildings on the east and west, a 9 feet wide private alley on the south and Willow Street on the north and that the proposed addition will not impair an adequate supply of light and air to adjacent property

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and that the proposal, with its attendant garage replacement, will enhance the historic character of the building and neighborhood; 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 3rd floor addition above the entire rear 23.5 feet of a two-story brick single family residence, which addition will be located within the required 30 feet rear yard, on premises at 217 W. Willow 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: Gloria Tijerina

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 117-88-S

MAP NO. 6-J

MINUTES OF MEETING

July 15, 1988

PREMISES AFFECTED— 2659 S. Springfield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued upon motion of the Board to September 16, 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: Eddie Lockhart
 APPEARANCES FOR: Bernice Lockhart, Eddie Lockhart
 APPEARANCES AGAINST:

CAL. NO. 119-88-S
 MAP NO. 4-K
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 4124 W. 18th 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
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Eddie Lockhart, for Eddie and Bernice Lockhart, owners, on May 19, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a one and two-story brick tavern and apartment building, in an R3 General Residence District, on premises at 4124 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1988 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a one and two-story brick store and apartment building; that the rear one-story portion is occupied by a tavern; that on April 1, 1987 the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for many years and ceased operation several months ago; that the applicant proposes to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to upgrade the subject site's one-and two-story building with repairs and proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; that no persons appeared in opposition to the proposed use; and that the continued operation of the existing tavern in the building on the subject site will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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July 15, 1988

Cal. No. 119-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a one and two-story brick tavern and apartment building, on premises at 4124 W. 18th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

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

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

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

APPLICANT: Patrick FitzGerald
 APPEARANCES FOR: Patrick FitzGerald
 APPEARANCES AGAINST:

CAL. NO. 116-88-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED— 1947 N. Howe Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Patrick FitzGerald, for J. Karen Butler, owner, on May 13, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story 4.25 feet by 32 feet addition to the south side of a three-story frame single family residence on the rear of a lot improved additionally with a two-story frame two-dwelling unit building, with no rear yard instead of 30 feet and which expansion will exceed by 10.5% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1947 N. Howe Street; 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, §5.5, §7.6-4, §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 July 15, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on 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 be exceed 15% of the floor area existing prior to the effective date of the comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to erect a three-story 4.25 feet by 32 feet enclosed addition to the south side of a three-story frame residence on the rear of the lot which will exceed by 10.5% the amount of floor area existing 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 addition is necessary to provide additional living space for the owner of the building and to provide an enclosed three-story stairwell; that the plight of the owner is due to unique

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circumstances in that the coach house structure predates the Chicago zoning ordinance creating two principal buildings on the lot; that the proposed variations, if granted, will not alter the essential character of the locality in that the proposed three-story addition will not affect an adequate supply of light and air to adjacent 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 three-story 4.25 feet by 32 feet addition to the south side of a three-story frame single family residence on the rear of a lot improved additionally with a two-story frame two-dwelling unit building, with no rear yard instead of 30 feet and which expansion will exceed by 10.5% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1947 N. Howe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sims Properties Development & Management, Inc.
 APPEARANCES FOR: None
 APPEARANCES AGAINST:

CAL. NO. 83-88-Z
 MAP NO. 3-E
 MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- 1163-67 N. State 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
 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: Sims Properties Development & Management, Inc.
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 84-88-S
MAP NO. 3-F
MINUTES OF MEETING
July 15, 1988

PREMISES AFFECTED— 11 W. Elm 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
James E. Caldwell

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

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Cal. No. 182-85-S and

Cal. No. 183-85-Z

Mr. Elbert G. Ray, AIA, for The Cathedral of Love Church, presented a request for an extension of time to obtain necessary building permits for the erection of an approximately 35 feet by 108 feet one and two-story addition to the rear of an existing one-story church building thereby increasing the seating capacity to 252 seats, and whose transitional north rear yard will be 3.1 feet instead of 5 feet, on premises at 360 E. 75th Street, in Cal. Nos. 182-85-S and 183-85-Z and for which an extension of time was granted on August 21, 1987 until December 14, 1987 and which an amendment was granted reflecting that the one-story addition related to in the original applications 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.

Mr. Ray stated that the church is requesting a further extension of time in which to obtain permits to construct the addition as described in the amendment dated August 21, 1987. Final drawings have now been completed and financing is being arranged which would ensure the timely construction of the proposed facility.

Chairman Kennon moved that the request for an extension of time in Cal. No. 183-85-Z be granted and the time extended to December 14, 1988. The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Greyhound Lines, Inc.
APPEARANCES FOR: Theodore J. Novak, et al.
APPEARANCES AGAINST:

CAL NO. 120-88-S
MAP NO. 2-F
MINUTES OF MEETING
 July 15, 1988

PREMISES AFFECTED-- area bounded by W. Congress Parkway, S. Jefferson Street, W. Harrison Street, and S. DesPlaines Street, known as 630 W. Harrison Street

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

ACTION OF BOARD--

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Greyhound Lines, Inc., for American National Bank & Trust Company of Chicago, Tr. #61738, owner, on May 19, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Greyhound bus terminal, in a C3-5 Commercial-Manufacturing District, on premises in an area bounded by W. Congress Parkway, S. Jefferson Street, W. Harrison Street, and S. DesPlaines Street, known as 630 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3, §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 July 15, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; 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 approximately 2.3 acres bounded by W. Congress Parkway, S. Jefferson Street, W. Harrison Street and S. DesPlaines Street; that the applicant proposes to erect and operate a bus terminal building, including accessory services such as food and gift facilities customarily included with such an operation; that the applicant must relocate its Chicago operation from its present facility at Clark and Randolph Streets by December of 1989; that the proposed facility as designed provides for bus arrivals on the DesPlaines Street side of the building and for bus departures on the Jefferson Street side; that passenger drop off and pick up is located on W. Harrison Street; that the proposed bus terminal is necessary for the public convenience at the subject site in order to continue to provide to the citizenry low cost ground transportation to locations throughout the United States from a convenient downtown terminal location; that the subject site is located in an area of the city easily accessed by the expressway and public transit systems; that testimony was presented indicating that the surrounding street system is capable of handling the traffic generated by the proposed terminal;

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that the proposed bus terminal is so designed and proposed to be operated in such a manner as to insure that the public health, safety and welfare will be adequately protected in that security guards will be provided on a 24-hour daily basis to patrol the interior and exterior of the facility and to assist in directing attendant traffic during peak hours and that the surrounding area will be patrolled by the Chicago Police Department as a primary beat; that passengers will enter a secured passenger lounge area through a security monitored waiting area; that no person will be allowed into the lounge, food and gift service areas without a valid passenger ticket; that high-level security lighting will be provided; that no alcoholic beverages will be sold or dispensed on the premises; that the proposed bus terminal facility, to be constructed at a cost of approximately 12 million dollars, will be compatible with the existing warehouse, storage, distribution and manufacturing improvements in the area; and that the proposed operation at this location is an important means of economical travel for the citizenry and will be a valuable asset to the community and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; 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 Greyhound Bus Terminal on the site bounded by W. Congress Parkway, S. Jefferson Street, W. Harrison Street and S. DesPlaines Street, commonly known as 630 W. Harrison Street, upon condition that 15 parking spaces shall be provided on site to serve employees and the visiting public; that security guards shall be provided on site on a 24-hour daily basis; that high-level security lighting shall be provided on all four sides of the subject property; that no alcoholic beverages shall be sold or dispensed on the premises; that no person shall be allowed into the passenger lounge, food and gift service areas without a valid passenger ticket; that all passengers shall enter the passenger lounge area through a security monitored waiting area; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the special use hereby approved is subject to the "Conditions Upon Approval of Special Use" numbered one (1) through fifteen (15), agreed to by Greyhound Lines, Inc., which conditions are attached hereto as part of this resolution and identified as Appendix A.

CONDITIONS UPON APPROVAL OF SPECIAL USE

1. (a) Greyhound shall provide a minimum of three (3) uniformed security guards seven days per week to be assigned as follows: one (1) Security Guard shall be assigned to the inside of the terminal facility primarily on a twenty-four (24) hour basis; one (1) security guard shall be assigned primarily to the inside of the terminal facility on a sixteen (16) hour basis; and one (1) security guard shall be assigned on a twenty-four (24) hour basis to patrol the periphery of the exterior of the terminal facility and both sides of West Harrison Street between South Jefferson Street (on the east) and the point at which West Harrison Street overpasses the Eastern boundary of the Dan Ryan Expressway (on the West). Greyhound shall assign a minimum of one (1) security guard to direct and attend to traffic concerns in front of the terminal facility during peak hours of operation and at such other times as are necessary for the safe and orderly operation of the Subject Site. The direction of or attention to traffic concerns in front of the terminal facility may be performed either by one of the two guards allocated to duties primarily inside the terminal facility or by other agents or personnel employed by Greyhound. The aforesaid security assignments may be satisfied by any number of shifts or other personnel substitutions.
- (b) On an annual basis, and only if requested by authorized representatives of either Greyhound or the University of Illinois at Chicago, Greyhound and the University of Illinois at Chicago or the authorized representatives of either of them shall meet to review the necessity for and the number of the aforesaid security guards. If necessary, any dispute shall be resolved by a third party security consultant, the selection of whom shall be made by Greyhound and University of Illinois at Chicago from a list of consultants recommended by the Commissioner of the Department of Planning of the City of Chicago.
2. (a) Pursuant to Greyhound's understanding with the City of Chicago as stated in Zoning Board of Appeals' hearing on July 15, 1988 and pursuant to Greyhound's understanding with the University of Illinois at Chicago with respect to parking meters and traffic designation, Greyhound shall support the City of Chicago's efforts to remove any presently existing parking meters and shall seek the designation of the following streets as "No Parking Tow Away Zones":
 - = both sides of South DesPlaines Street from West Harrison Street to West Congress Parkway;
 - = both sides of West Congress Parkway from South DesPlaines Street to South Jefferson Street (unless Greyhound acquires control or otherwise utilizes said portion of West Congress Parkway);

- = both sides of South Jefferson Street from West Congress Parkway to West Harrison Street;
- = both sides of West Harrison Street from South Jefferson Street to South DesPlaines Street;
- = both sides of West Harrison Street from South Jefferson Street to South Canal Street;

- (b) In addition, in the event traffic conditions in the areas surrounding the subject property warrant (as mutually determined by Greyhound and the representatives of the West Central Association), Greyhound shall cooperate in seeking the removal of any presently existing parking meters and the installation of "No Parking" and "Tow-Away" zones in the following areas which are not directly related to the subject property: along the South side of Van Buren Street between Des Plaines Street and Jefferson Street, along the East and West side of the entry drive (adjoining Canal Street, South of Van Buren Street and North of the Eisenhower Expressway) which leads to the Eisenhower Expressway's West bound entry ramp and along the East and West sides of the exit drive (adjoining Canal Street, North of Harrison Street and South of the Eisenhower Expressway) which leads to the Eisenhower Expressway's East bound exit ramp.
- (c) Removal of any of the aforesaid parking meters shall be at no cost to Greyhound.
3. No alcoholic beverages shall be sold, served or dispensed upon the subject property so long as this Special Use is in effect. Greyhound shall cooperate in efforts to restrict the sale and service of alcoholic beverages in the surrounding neighborhood.
4. Greyhound shall adopt and enforce a written statement of policy concerning the bus routes Greyhound shall use to access the terminal facility. Said access routes shall be determined by mutual agreement between Greyhound and the City's Bureau of Traffic. Greyhound shall provide the University of Illinois at Chicago and Clinton Realty Association, Inc. with a copy of Greyhound's policy statement as to its bus routes. Any change thereto shall first be consented to by the West Central Association, the University of Illinois at Chicago and the Clinton Realty Association, Incorporated, which consent shall not be unreasonably withheld. Greyhound shall provide the aforementioned parties written notice of the proposed bus route changes by certified mail. Failure by the West Central Association, the University of Illinois at Chicago or the Clinton Realty Association, Incorporated to respond with comments to any proposed change within ten (10) business days after receiving written notice thereof shall be deemed to be consent thereto. Consideration of any such change shall be prompt and expeditious. The City of Chicago Bureau of Traffic shall resolve any dispute.

Greyhound acknowledges that it has entered into a separate agreement with the Clinton Realty Association, Inc. with respect to Greyhound's bus routing and other matters.

Greyhound agrees that it shall not use any public way west of the expressway in the vicinity of the University of Illinois at Chicago as a route for its buses.

5. Greyhound shall install high level security lighting on all four (4) sides of the subject property.
6. Greyhound shall cooperate in all efforts to eliminate the location of advertising benches and newspaper coin operated boxes on the subject property and on the public ways listed in paragraph 2(a) except for areas on West Harrison Street east of South Jefferson Street.
7. Greyhound shall cooperate in efforts to secure a regular police officer beat for the terminal facility and the neighborhood surrounding the subject property at no cost to Greyhound.
8. The ultimate design of the West Harrison Street frontage will comply with applicable codes, regulations and requirements of the City.
9. Greyhound shall take such action, as may be permitted by law and within Greyhound's reasonable discretion, to refurbish the advertising sign boards and supports thereof existing upon the site, including replacing the existing support columns and upgrading the existing lighting.

Greyhound shall also comply with the following additional conditions: (1) said existing sign boards (excluding columns or other structures supporting said sign boards) shall not be increased to a greater than existing aggregate surface area nor be constructed to a height which is greater than the existing height above grade nor be relocated to a position upon the subject property which is closer to the northerly property line of the subject property than presently exists; (2) additional Advertising Signs (as said signs are defined by Section 3.2 of the Chicago Zoning Ordinance) shall not be constructed upon the subject property; (3) Greyhound shall remove the two (2) existing sign boards from the subject site on or before ten (10) years after the date upon which Greyhound commences operation of the bus terminal facility approved by this Special Use; and (4) no business identification signs (as defined by Section 3.2 of the Chicago Zoning Ordinance) shall be constructed upon the subject property which advertise or identify any of the retail commercial uses identified by Paragraph No. 13 hereof and no Advertising Sign or business identification sign (as said terms are defined in the Chicago Zoning Ordinance) shall be affixed to or within six (6) inches of any window of the terminal facility if said sign is oriented toward the exterior of the facility; provided, that said limitation shall not be construed as applicable to any owner or operator of the bus facility (including Greyhound itself), package delivery services, passenger services or charter services, and further said limitation shall not limit signage within the bus terminal terminal facility.

10. Greyhound shall not park its buses nor permit its buses to stand on any portion of the following streets which are adjacent to or across from the subject property; South DesPlaines Street; West Harrison Street; and South Jefferson Street.
11. Greyhound shall not permit the restrooms, vending areas, food service areas, retail commercial areas or similar areas or facilities within the terminal to be

used by any member of the general public unless a ticket or tickets for transportation on a bus is purchased.

12. No doors, other than the main entrance fronting on West Harrison Street, shall be used for pedestrian access to the terminal facility. This condition shall not be construed as limiting access to the bus terminal facility through other doors by bona fide bus passengers loading and unloading from buses nor shall it be construed as limiting access to the package drop-off and delivery functions of the terminal facility through doors designed for such functions by persons utilizing said package and delivery service.
13. Retail commercial uses (not including the package delivery service) which are accessory to the bus terminal shall be limited to food and beverage service areas, food and beverage shops, vending areas, video game areas, drugstores, passenger accessory shops, gift shops, shoeshine and related service shops, newspaper and book shops and to such other uses which are similar thereto or are customarily incidental to a bus terminal, train station terminal or airline terminal; provided that no alcoholic beverages may be sold or served upon the subject property and no shops may be devoted to the sale or display of pornographic materials. Said retail commercial uses contained in the terminal facility shall be limited to a total aggregate floor area of 15,000 square feet.
14. The items described in paragraphs 1, 2(a), 2(c), 3, 4, 5, 7, 9, 11, 12 and 13 shall be incorporated into a covenant agreement running with the land for the benefit of the University of Illinois at Chicago and Greyhound. Said covenant agreement shall be executed by Greyhound and the University of Illinois at Chicago and recorded with the Cook County Recorder of Deeds before the close of business on the seventh business day following adoption of this special use; provided, however, that in the event said agreement has not been so executed and recorded within said seven business day period, the condition described by this Paragraph 14 shall be deemed to be fully satisfied if Greyhound has delivered, within said seven business day period, to the University of Illinois at Chicago or to its authorized representative, a draft of said agreement which is in accordance with the provisions of this Paragraph 14. However, nothing in the foregoing sentence shall be construed to relieve Greyhound of the responsibility and obligation to execute and record a covenant agreement in accordance with this Section 14. In addition to the items described in the aforementioned paragraphs, said covenant agreement shall state that: (1) pursuant to the agreement of the University of Illinois at Chicago, Greyhound, the City of Chicago and West Central Association, the aforementioned parties shall use their best efforts to cause the City of Chicago to maintain during the life of the Special Use a police officer beat at the subject site and the neighborhood surrounding the subject property and to ensure that the police officer beat shall be manned in the same manner as the current Greyhound facility at no cost to Greyhound; (2) the University of Illinois at Chicago withdraws its objection to the application for grant of this Special Use; (3) the University of Illinois at Chicago shall not initiate (or cause the initiation of, directly or indirectly) any lawsuit challenging the grant of this Special Use; (4) Greyhound or its successors or assigns shall not initiate (or cause the initiation of, directly or indirectly) any lawsuit challenging the validity of the conditions to this special Use or the Covenant Agreement; (5) the remedies for a breach of the Covenant Agreement may include injunctive relief or

damages; (6) notwithstanding the provisions of Paragraph 12 described above and incorporated herein, Greyhound may permit alternative access to the terminal facility, provided that Greyhound obtains the prior written consent of the University of Illinois at Chicago, which consent shall not be unreasonably withheld and which consent shall be withheld solely for reasons relating to maintaining adequate security upon or about the subject property; and (7) in the event that the subject property ceases to be used for purposes of a bus terminal, the Covenant Agreement shall thereupon terminate, the parties thereto shall have no further obligations or rights hereunder and the terms and conditions of the Covenant Agreement shall be null and void and of no further force or effect. Said Covenant Agreement may contain such other terms and conditions as are mutually agreeable to the parties.

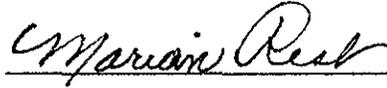
15. Greyhound shall execute and record with the Cook County Recorder of Deeds before the close of business on the seventh business day following adoption of this special use a letter agreement granting to the University of Illinois at Chicago a right of first refusal for the purchase of the subject property; provided, however, that in the event said agreement is not executed and recorded within said seven business day period, the condition described by this Paragraph 15 shall be deemed to be fully satisfied if Greyhound has delivered, within said seven business day period, to the University of Illinois at Chicago or to its authorized representative, a draft of said agreement which is in accordance with the provisions of this Paragraph 15. However, nothing in the foregoing sentence shall be construed to relieve Greyhound of the responsibility and obligation to execute and record an agreement in accordance with this Section 15. Said right of first refusal shall provide that, in the event Greyhound, or its successors and assigns, enters into a binding contract to sell the subject property, then Greyhound shall promptly advise the University of Illinois at Chicago, in writing, of the terms and conditions of said contract and the University of Illinois at Chicago shall have seven (7) business days after receipt of said notice to accept and execute a contract containing said terms and conditions. In no event shall said letter agreement granting the right of first refusal to the University of Illinois at Chicago be construed to include: (1) any contract for the sale of the subject property which expressly states that purchaser intends to operate a bus terminal facility upon the subject property; (2) any syndication, mortgaging or any other transaction for the purpose of financing the subject property or any portion thereof or the business activities located thereon or in connection therewith; (3) a lease of any portion of the subject property; and (4) any transfer of any shares, stock, assets or other interest in Greyhound Lines, Inc., its affiliates, subsidiaries, shareholders or in any of the business entities operating on or in connection with the subject property. Said Agreement may contain such other terms and conditions as are mutually agreeable to the parties.

MINUTES OF MEETING

July 15, 1988

Mr. Caldwell moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 19, 1988.



Secretary