

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, October 21, 1988

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

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

Lawrence E. Kennon

Chairman

James E. Caldwell

Roula Alakiotou

Michael J. Howlett

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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 September 16, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Alakiotou, Howlett. 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 806

APPLICANT: Sherwin I. Ray
APPEARANCES FOR: Mayer Magence
APPEARANCES AGAINST:

CAL. NO. 212-88-Z
MAP NO. 15-J
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 5914 N. Bernard 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
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Sherwin I. Ray, for First National Bank of Northbrook, Tr. #391, owner, on August 26, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a two-story 25' x 32' addition to the rear of a two-story brick single-family residence, whose total floor area ratio will be approximately 0.63 instead of 0.50, on premises at 5914 N. Bernard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 7,488 square foot zoning lot improved with a two-story brick single-family residence and a two-car accessory garage attached to the house by a brick archway; that on July 29, 1986 the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(12) to allow the increase to not more than 0.65 the permitted floor area ratio for an existing single family residence located in an R2 Single-Family Residence District; that the applicant seeks to erect a two-story addition to the rear of the existing building totaling 800 square feet, which is within the allowable increase of 15%, to a floor area ratio of 0.63 instead of the maximum 0.50; 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 two-story addition is necessary to meet the lifestyle needs of the applicant and his extended family; that the plight of the owner is due to the necessity of providing additional bedrooms, bath and family room; that the proposed addition will be in compliance with the required setbacks and that the variation, if granted, will not affect an adequate supply of light and air to adjoining property

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nor alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 25 feet by 32 feet addition to the rear of a two-story brick single-family residence, whose total floor area ratio will be approximately 0.63 instead of 0.50, on premises at 5914 N. Bernard 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: Bernie Harrington
 APPEARANCES FOR: Bernie Harrington
 APPEARANCES AGAINST:

CAL. NO. 213-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 2102 N. Kenmore Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Bernie Harrington, owner, on August 24, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of an 8' x 12' two-story stair enclosure at the rear of a two-story brick proposed single-family residence, whose rear yard will be 5 feet instead of 30 feet, on premises at 2102 N. Kenmore Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in an 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 a reversed corner lot measuring 89.9 feet in depth and is improved with a two-story with basement brick residential building situated on the northern part with an existing stair enclosure located in the rear yard; that it is proposed to renovate the existing structure into a single-family residence which includes a two-story addition to the existing building to be located on the southern part and a one-story garage addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to allow extension of the existing stair enclosure within the rear yard in order to comply with building code requirements; that the plight of the owner is due to unique circumstances in that internalization of a stairway within the existing building would severely limit the development of the existing building by reducing necessary floor area; and that the variation, if granted, will not alter the essential character of the locality in that the proposed two-story stair enclosure will be unobstrusive and hardly visible from the street; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an 8 feet by 12 feet two-story stair enclosure at the rear of a two-story brick proposed single-family residence, whose rear yard will be 5 feet instead of 30 feet, on premises at 2102 N. Kenmore Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James L. Gaza
 APPEARANCES FOR: William Singer
 APPEARANCES AGAINST:

CAL. NO. 214-88-Z
 MAP NO. 5-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 1953 N. Howe Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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, James L. Gaza, for Lynette A. Gaza and James L. Gaza, owners, on August 25, 1988, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story single-family residence whose front yard will be 7 feet instead of 15 feet and with no north and south side yards instead of 2.07 feet each, on premises at 1953 N. Howe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.7-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in an 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 a 20.64 feet by 125 feet lot currently improved with a two-story frame with basement single-family residence; that the applicant proposes to demolish the existing building and erect a three-story single-family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed single-family residence would be very narrow if built in compliance with the side yard requirements of the zoning ordinance; that the plight of the owners is due to unique circumstances in that the width of the lot is only 20.64 feet; and that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements do not comply with 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 three-story single-family residence, whose front yard will be 7 feet instead of 15 feet and with no north and south side yards instead of 2.07 feet each, on premises at 1953 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 808

APPLICANT: Roger H. Williams
APPEARANCES FOR: Jonathan G. Boyer, Roger Williams
APPEARANCES AGAINST:

CAL. NO. 215-88-Z
MAP NO. 5-F
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 721 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
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Roger H. Williams, owner, on August 31, 1988, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a 2nd story addition to a one-story brick single-family residence on the rear of a lot improved additionally with a two-story frame residential building, with no rear yard instead of 30 feet, on premises at 721 W. Willow Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §8.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a 27 feet high two-story frame two-dwelling unit structure on the front of the lot and a one-story brick single-family residence on the rear of the lot which was built prior to the passage of the 1923 zoning ordinance; that the building on the rear of the lot was formerly occupied by a church rectory; that at the time of the construction of the rectory building there was no structure on the front of the subject site lot; that the applicant removed the upper frame story of the rear building because it had fallen into disrepair but was unable to afford to have the second story properly rebuilt; that the applicant now seeks to erect the second story to the existing one-story brick single-family residential structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed second story addition to the rear residential structure is necessary to make the subject structure a modern livable dwelling unit; that the plight of the owner is due to the two pre-existing principal residential buildings being located on the same zoning lot; and that the variation, if granted, will not alter the essential character of the locality in that the proposed second floor addition will rise only to a height of 18 feet and will not be visible from the street; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a second story addition to a one-story brick 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, on premises at 721 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: Gonnella Baking Co.
APPEARANCES FOR: Richard J. Troy
APPEARANCES AGAINST:

CAL. NO. 216-88-Z
MAP NO. 1-G
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 1001-17 W. Chicago Avenue.
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Gonnella Baking Co., owner, on August 31, 1988, filed an application for a variation of the zoning ordinance to permit, in an M1-3 Restricted Manufacturing District, the erection of a one-story 49' x 124' addition to the west side of a two-story bakery building, with no front yard instead of 20 feet required when located across the street from an R4 General Residence District, on premises at 1001-17 W. Chicago Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-3 Restricted Manufacturing District; that the subject site is improved with a 100 feet by 112 feet two-story brick commercial bakery facility; that the subject site covers the entire frontage along W. Chicago Avenue from Morgan Street to Carpenter Street on the west; that the proposed addition is to be located on a portion of the property currently fronting on N. Carpenter Street and W. Chicago Avenue; 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 49 feet by 125 feet addition to the west side of the subject bakery building is necessary to provide additional storage and work space; that the plight of the owner is due to the necessity of providing a 20 feet front yard set back when located across the street from a residence district; that the proposed addition will be the same height as the existing building; and that the variation, if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with the existing improvements on the block which do not comply with the front yard setback requirements of the zoning ordinance; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 49 feet by 125 feet addition to the west side of a two-story bakery building, with no front yard instead of 20 feet required when located across the street from an R4 General Residence District, on premises at 1001-17 W. Chicago 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: Christ Spiritual Way of Truth, Inc.
APPEARANCES FOR: Daniel E. Radakovich
APPEARANCES AGAINST:

CAL. NO. 217-88-S
MAP NO. 32-F
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 12710-32 S. Halsted 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, Christ Spiritual Way of Truth, Inc., for LaSalle National Bank. Tr. #10-30740-09, owner, on August 18, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 350-seat church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 12710-32 S. Halsted Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a one-story brick building formerly used as a banquet hall; that the applicant church has held services for the past four years at the Harris YWCA at 6200 S. Drexel Avenue and now seeks to relocate at the subject site; that the applicant seeks continued operation of a large banquet and meeting hall with 750 seats at the subject site but without a liquor license; that the smaller banquet hall in the subject building, with seating for 100 persons, will serve as the proposed church's sanctuary; that a church at this location is necessary to provide expanded facilities suitable to accommodate the church's membership and service ministries; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church and banquet/meeting hall use which provides adequate on-site parking spaces; and that the proposed banquet hall and church use, located directly west of a residential area, 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

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a banquet/meeting hall facility and a 100-seat church in a one-story brick building, on premises at 12710-32 S. Halsted Street, upon condition that the parking area shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that fencing shall be provided on the periphery of the lot, excepting the driveway(s); that striping shall be provided; that lighting shall provided directed away from abutting residential properties; that ingress and egress shall be from W. Vermont Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the parking area shall be securely locked at all times when not in use; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bethany Romanian Independent Pentecostal Church
APPEARANCES FOR: Louis E. Bellande Jr.
APPEARANCES AGAINST:

CAL. NO. 218-88-S
MAP NO. 15-I
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED-- 6128-56 N. California 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, Bethany Romanian Independent Pentecostal Church, for LaSalle National Bank, Tr. #10-14488, owner, on August 19, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 250-seat church in a one-story brick building, in a B4-2 Restricted Service District, on premises at 6128-56 N. California Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District in a one-story brick former funeral home building with fully improved on-site parking lot; that the applicant church is presently located at 3434 W. Foster Avenue in a former synagogue building containing no off-street parking facilities; that a church is necessary at the subject site to continue to serve the members of the applicant church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed 250-seat church which will provide adequate on-site parking; that the use of the former funeral home building containing two large chapels is compatible with the predominantly residential and institutional character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 250-seat church in a one-story brick building, on premises at 6128-56 N. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dunkin' Donuts of Illinois, Inc., an Illinois Corp.
APPEARANCES FOR: Jeffrey B. Rose
APPEARANCES AGAINST:
PREMISES AFFECTED— 1743 W. Lawrence Avenue
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL NO. 219-88-S
MAP NO. 11-H
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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, Dunkin' Donuts of Illinois, Inc., an Illinois Corp., for Aetna Bank, Tr. No. 10-1658, owner, on August 25, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Dunkin' Donuts restaurant, in a B4-2 Restricted Service District, on premises at 1743 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 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 October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that it is proposed to provide drive-through service in conjunction with an existing Dunkin' Donuts restaurant at the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide a convenient service prevalent in today's food operations; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from W. Lawrence Avenue from the northwest corner of the subject site and egress from the drive-through portion of the facility from the northeast corner of the subject site onto W. Lawrence Avenue, hours of operation of the drive-through facility limited to the hours between 5 A.M. and 12 Midnight; and that the proposed use is compatible with the existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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Cal. No. 219-88-S

Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with an existing Dunkin' Donuts restaurant, on premises at 1743 W. Lawrence Avenue, upon condition that the ingress to the drive-through portion of the facility shall be from W. Lawrence Avenue from the northwest corner of the subject site; that egress from the drive-through portion of the facility shall be from the northeast corner of the subject site onto W. Lawrence Avenue; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that there shall be no ingress nor egress from the alley abutting the site; that the hours of operation of the drive-through facility shall be limited to the hours between 5 A.M. and 12 Midnight; 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: Affiliated Banc Group, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 744-58 W. North Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 16, 1988.

CAL. NO. 220-88-S

MAP NO. 5-F

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October 21, 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: Sam Groobman, Jr.
APPEARANCES FOR: William J. Hennessey
APPEARANCES AGAINST:
PREMISES AFFECTED— 1216-32 W. Adams Street
SUBJECT— Application for the approval of a special use.

CAL. NO. 221-88-S
MAP NO. 2-G
MINUTES OF MEETING
 October 21, 1988

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, Sam Groobman, Jr., owner, on September 8, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-3 Restricted Manufacturing District, on premises at 1216-32 W. Adams Street, to serve a trade school located at 1201-47 W. Adams Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §10.3-1, §10.4-1,"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-3 Restricted Manufacturing District; that on September 22, 1988 the City Council rezoned the subject site to M1-3 specifically for the proposed off-site accessory parking lot; that the proposed parking lot is necessary for the public convenience at this location to provide off-street parking for a trade school located at 1201-47 W. Adams Street; that the public health, safety and welfare will be adequately protected in the location, design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed use will reduce congestion on the streets and is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1216-32 W. Adams Street, to serve a trade school located at 1201-47 W. Adams Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have

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been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be completely enclosed with a 6 foot high chain link fence, excepting the driveway(s); that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 striping shall be provided; that bumper guards shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Adams Street; that the driveway(s) shall be constructed in accordance with all applicable ordinances; that the lot shall be securely locked at all times when not in use by the trade school at 1201-47 W. Adams Street; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain 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: Newark Electronics
 APPEARANCES FOR: David L. Liebman
 APPEARANCES AGAINST:

CAL. NO. 222-88-S
 MAP NO. 1-J
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 427-63 N. Pulaski Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Newark Electronics, an unincorporated division of D-A Lubricant Company, Inc., an Indiana Corporation, owner, on April 4, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 427-63 N. Pulaski Road, to serve an electronics company located at 500 N. Pulaski Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-3(4), §10.4-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the applicant company employes in excess of 500 persons; that the applicant seeks to legalize the existing off-site accessory parking lot at the subject site; that the proposed accessory parking lot is necessary for the public convenience at this location to provide employee and customer parking for the applicant electronics company at 500 N. Pulaski Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be improved and operated under the conditions hereinafter set forth; and that the said parking lot located directly across N. Pulaski Road from the applicant electronics company is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 427-63 N. Pulaski Road,

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to serve an electronics company located at 500 N. Pulaski Road, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon 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 completely enclosed, excepting the driveways, with a 6 feet high chain link fence; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from N. Pulaski Road and W. Ferdinand Street; that the public alley abutting the parking lot shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant company; and that all applicable ordinances of the 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: Newark Electronics
 APPEARANCES FOR: David L. Liebman
 APPEARANCES AGAINST:

CAL. NO. 223-88-S
 MAP NO. 1-J
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 501-25 N. Pulaski Road and 500-20 N. Harding 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, Newark Electronics, an unincorporated division of D-A Lubricant Company, Inc., an Indiana Corporation, owner, on September 9, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 501-25 N. Pulaski Road and 500-20 N. Harding Avenue, to serve an electronics company located at 500 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §10.4-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the applicant company located at 500 N. Pulaski Road employs in excess of 500 persons; that the applicant seeks to legalize the existing off-site accessory parking lot at the subject site; that the proposed accessory parking lot is necessary for the public convenience at this location provide employee and customer parking for the applicant electronics company at 500 N. P Road; that the public health, safety and welfare will be adequately protected in the de location and operation of the parking lot to be improved and operated under the cond hereinafter set forth; and that the parking lot located directly across N. Pulaski R applicant electronics company is compatible with the existing improvements in the not cause substantial injury to the value of other property in the neighborhood.

RESOLVED, that the application for a special use be and it hereby is Zoning Administrator is authorized to approve the establishment of an off-s ing lot for the parking of private passenger automobiles, on premises at

MINUTES OF MEETING

October 21, 1988

Cal. No. 223-88-S

Road and 500-20 N. Harding Avenue, to serve an electronics company located at 500 N. Pulaski Road, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon 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, 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 completely enclosed, excepting the driveways, with a 6 feet high chain link fence; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from N. Pulaski Road and W. Ferdinand Street; that there shall be no ingress nor egress from N. Harding Avenue; that the public alleys abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant company; 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: Newark Electronics
 APPEARANCES FOR: David L. Leibman
 APPEARANCES AGAINST:

CAL. NO. 224-88-S
 MAP NO. 1-J
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 531-39 N. Pulaski Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Newark Electronics, an unincorporated division of D-A Lubricant Company, Inc., an Indiana Corporation, owner, on September 9, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B1-2 Local Retail District, on premises at 531-39 N. Pulaski Road, to serve an electronics company located at 500 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §8.3-1, §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 October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in a B1-2 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on September 22, 1988, the City Council rezoned the subject site from R3 General Residence to B1-2 Local Retail District expressly for the proposed use; that the applicant company located at 500 N. Pulaski Road employs in excess of 500 persons; that the applicant seeks to legalize the existing off-site accessory parking lot at the subject site; that the proposed accessory parking lot is necessary for the public convenience at this location to provide employee and customer parking for the applicant electronics company at 500 N. Pulaski Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot located directly across N. Pulaski Road from the applicant company is compatible with 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

MINUTES OF MEETING

October 21, 1988

Cal. No. 224-88-S

Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 531-39 N. Pulaski Road, to serve an electronics company located at 500 N. Pulaski Road, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon 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, 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 completely enclosed, excepting the driveway(s), with a 6 feet high chain link fence; that striping shall be provided; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from N. Pulaski Road; that the public alley abutting the site shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant company; 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

PLICANT: North Park Group, Inc.

CAL. NO. 226-88-Z

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

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October 21, 1988

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

PREMISES AFFECTED—

SUBJECT—

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

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		

Case continued to
December 16, 1988.

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

APPLICANT: John Bellovia, Bridgeport Electronic

CAL. NO. 227-88-A

APPEARANCES FOR:

MAP NO. 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING
October 21, 1988

PREMISES AFFECTED— 3255 S. Halsted Street

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

ACTION OF BOARD—

Case continued to
December 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 808

APPELLANT: Mary Deck
APPEARANCES FOR: Mary Deck
APPEARANCES AGAINST:

CAL. NO. 228-88-A
MAP NO. 8-H
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 3434 S. Wood 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, Mary Deck, owner, on September 8, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty shop in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3434 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 non-conforming store in the two-story brick store and apartment building has been occupied by business uses since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has operated a beauty shop at the subject site since the year 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing beauty shop in a two-story brick store and apartment building, on premises at 3434 S. Wood Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Anthony R. Smith
 A. ARANCES FOR: Gloria Jackson, Vern Newsom
 APPEARANCES AGAINST:

CAL. NO. 229-88-A
 MAP NO. 2-K
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 140 S. Kildare 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, Anthony R. Smith, for Vern Newsom, owner, on September 9, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a carry-out restaurant in a one-story brick store building on the rear of a lot improved additionally with a three-story brick apartment building, in an R4 General Residence District, on premises at 140 S. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 October 21, 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 one-story brick building on the rear of the lot at the subject site has been previously occupied by business uses, the last use having been a seasonal carry-out restaurant which operated from May, 1981 to November, 1985; that on August 15, 1986 the Board, in Calendar No. 224-86-A, denied an appeal for the establishment of a carry-out restaurant at the subject site, finding that the subject store premises had been vacant and unoccupied in excess of one year; that testimony presented indicates that although the subject store had been unoccupied for a period of time, there was no intent to abandon the use of the premises as a carry-out restaurant, the fixtures having remained intact and that the appellant was trying to obtain the proper business license during the interim period; 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

MINUTES OF MEETING

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re-establishment of a carry-out restaurant in a one-story brick store building on the rear of a lot improved additionally with a three-story brick apartment building, on premises at 140 S. Kildare Avenue, upon condition that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

CANT: Shelly Gehr
APPEARANCES FOR: Shelly Gehr
APPEARANCES AGAINST:

CAL. NO. 230-88-A
MAP NO. 17-G
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 7025 N. Glenwood Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision 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, Shelly Gehr, for Raybec Mgmt. Corp., owner, on September 7, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a print shop in a store on the first floor of a four-story brick multi-store and apartment building, in a B2-3 Restricted Retail District, on premises at 7025 N. Glenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988; and

WHEREAS, the district maps show that the premises are located in a B2-3 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 B2-3 Restricted Retail District; that the subject site is improved with a four-story apartment building with stores on the ground floor; that the other stores in the building are occupied by a drop-off dry cleaners, an artist studio, an antique shop and a food shop, all uses permitted in a B2 zoning district; that the subject store was previous occupied by a doctor's office and a retail clothing store, B2 uses; that the proposed print shop requires a minimum B4 zoning district; that under §8.3-2 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

PETITIONER: Dang Chi Hoa
APPEARANCES FOR: Dennis J. Austik, Philip Chow
APPEARANCES AGAINST: Mary Mula, et al,

CAL. NO. 231-88-A
MAP NO. 6-F
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 2724 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, Dang Chi Hoa, for Santo F. Beninato, Michael J. Beninato, Sam D. Beninato, and Anthony Beninato, owners, on August 26, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale and retail food and grocery business in a one-story brick store building, in an R3 General Residence District, on premises at 2724 S. Union Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3, §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 October 21, 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 appellant is contract purchaser of the subject site, subject to zoning approval; that the previous use of the non-conforming one-story brick store building on the subject site was that of a medical supply business, which use was approved by the Board on November 16, 1979, in Calendar No. 296-79-A, finding, in part, that it was a proper substitution in lieu of the previous tavern use; that the medical supply business consisted of supplying such items as hospital beds, wheelchairs and oxygen to residences, hospitals and nursing homes; that the proposed use consists of purchasing produce and can goods from purveyors, storing said goods within the subject building, and then re-selling the goods to restaurant owners; that the Board finds that Section 6.4-7 of the zoning ordinance provides that a non-conforming use may be changed to a use permitted in the same district as the non-conforming use which presently occupies the building or to a use permitted in a more restrictive district, providing certain comparative criteria is met; that in Calendar No. 296-79-A, the Board found that the medical supply business in lieu of a tavern was a proper substitution of use under Section 6.4-7; that a tavern is a B4 use and a medical supply business in also a B4 use; that the

MINUTES OF MEETING

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Cal. No. 231-88-A

appellant acts as a middleman between food purveyors and restaurantuers and does not sell directly to the consumer on a retail basis; that the proposed use constitutes that of a wholesaler; that wholesaling is not a permitted use in the more restrictive B4 zone but is first permitted in the less restrictive C zone; that the proposed non-conforming use is not permitted in the same district as the previous non-conforming use and pursuant to Section 6.4-7 is not a proper substitution of non-conforming use; it is therefore

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

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

APPLICANT: Margaret Rubrich
APPEARANCES FOR: Margaret Rubrich, Thomas Veikos
APPEARANCES AGAINST:

CAL. NO. 232-88-A
MAP NO. 9-H
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 2200-02 W. Addison 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, Margaret Rubrich, for Joseph Rubrich and Margaret Rubrich, owners, on September 12, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail and wholesale bakery in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2200-02 W. Addison Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 a an R4 General Residence District in a non-conforming store in the two-story brick store and apartment building on the subject site; that the subject store was previously occupied by a food store, a B1 use; that the lessee of the premises, Thomas Veikos, seeks to establish a retail and wholesale bakery at the subject site; that the wholesaling activity is subordinate in area, extent and purpose and is considered accessory to the principal retail bakery operation; that the change of use to a retail bakery, with accessory wholesale activity, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail and wholesale bakery in a two-story brick store and apartment building, on premises at 2200-02 W. Adams Street, upon condition that the wholesale activity shall be limited to that of an accessory use only; that the hours of operation shall be limited to the hours between 8 A.M. and 4 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

PETITIONER: Stephen Crow
APPEARANCES FOR: Stephen Crow
APPEARANCES AGAINST:

CAL. NO. 233-88-A
MAP NO. 7-H
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED--- 1730 W. Nelson 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
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Stephen Crow, owner, on August 24, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of the rear one-story and basement frame building formerly used as a social club into a single-family residence on a lot improved additionally with a two-story frame two-dwelling unit building, in an R3 General Residence District; on premises at 1730 W. Nelson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §5.5, §7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 subject site is located in an R3 General Residence District; that the rear one-story and basement frame building at the rear of the lot was previously occupied by a non-conforming privately-owned social club since the early 1960's; that the change of use to a single-family residence is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of the rear one-story and basement frame building formerly used as a social club into a single-family residence on a lot improved additionally with a two-story frame two-dwelling unit building, on premises at 1730 W. Nelson 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

PETITIONER: Bernardo Hernandez
APPEARANCES FOR: Miguel Hernandez
APPEARANCES AGAINST:

CAL. NO. 234-88-A
MAP NO. 6-J
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED— 2656 S. Springfield 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, Bernardo Hernandez, owner, on August 24, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 3' x 6' sign projecting over the sidewalk which identifies an existing non-conforming cleaners and tailor shop in a one-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2656 S. Springfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 an R3 General Residence District; that the subject site is improved with a one-story building containing a non-conforming store and one dwelling unit; that the store is occupied by a drop-off dry cleaning station and faces onto S. Springfield Avenue; that the subject 18 square foot sign is attached at an angle from the building and projects about 7 feet beyond the property line over the public sidewalk; that identification signs for permitted residential uses are limited to a maximum 12 square feet and cannot project more than 2 inches beyond the property line; that the zoning ordinance has no provision for illuminated business identification signs in a residence district or signs that project more than 2 inches beyond the property line; that under §7.10-1 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

PETITIONER: Richard Kuras, Jr., d/b/a The Haven Lounge
APPEARANCES FOR: William J. Hennessey
APPEARANCES AGAINST:

CAL. NO. 235-88-A
MAP NO. 16-J
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED-- 6352-60 S. Kedzie 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, Richard Kuras, Jr., d/b/a The Haven Lounge, for Annie Waldfogel, Theresa Waldfogel and Sam Waldfogel, owners, on September 8, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an existing non-conforming tavern to be expanded to include restaurant facilities in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 6352-60 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 October 21, 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 the subject site is improved with a one-story brick store building occupied for the past 30 years by an existing tavern, which use was rendered non-conforming by the down-zoning of the site from B4-1 to B2-1 on May 9, 1978; that the appellant seeks to renovate and expand the tavern business by including restaurant facilities in the adjoining two vacant stores to the south; that the proposed restaurant is a permitted use in the B2 zone and that under §6.4-6 of the zoning ordinance the non-conforming use may be extended throughout the building in which said use is located; 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 existing non-conforming tavern to be expanded to include restaurant facilities in a one-story brick store building, on pemises at 6352-60 S. Kedzie 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: Hyde Park Neighborhood Club
 APPEARANCES FOR: Sanford M. Stein
 APPEARANCES AGAINST:

CAL. NO. 236-88-S
 MAP NO. 12-D
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED-- 5468-90 S. Kenwood 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, Hyde Park Neighborhood Club, owner, on August 29, 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 67' x 112' gymnasium addition to the rear of an existing one-story community center building, in an R4 General Residence District, on premises at 5468-90 S. Kenwood Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-4, §7.9-4, §7.11-4, §7.12-2, §11.7-4(1)(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a one-story brick community center building; that the applicant community center has been located at the subject site since the early 1950's; that the proposed use is necessary for the public convenience at this location to provide the Hyde Park-Kenwood communities with a regulation-size gymnasium and locker room facility in conjunction with the other activities provided by the community center; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations; and that the proposed gymnasium addition, located across from a public park, is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

October 21, 1988

Cal. No. 236-88-A

Zoning Administrator is hereby authorized to permit the erection of a one-story 67 feet by 112 feet gymnasium addition to the rear of an existing one-story community center building, on premises at 5468-90 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

PETITIONER: Hyde Park Neighborhood Club
APPEARANCES FOR: Sanford M. Stein
APPEARANCES AGAINST:

CAL NO. 237-88-Z
MAP NO. 12-D
MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED-- 5468-90 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, Hyde Park Neighborhood Club, owner, on August 29, 1988, filed and subsequently amended, an application for a variation of the zoning ordinance for permit, in an R4 General Residence District, the erection of a one-story 67 feet by 112 feet gymnasium addition to the rear of an existing one-story community center building, with no rear yard instead of 30 feet and with no provision for one loading berth, on premises at 5468-90 S. Kenwood Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-4, §7.9-4, §7.11-4, §7.12-2, §11.7-4(1)(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 1988 after due notice thereof by publication in the Chicago Tribune on October 3, 1988; and

WHEREAS, the district maps show that the premises are located in an 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 21, 1988, in Calendar No.236-88-S, the Board approved a special use application for the erection of a one-story 67 feet by 112 feet gymnasium addition to the rear of an existing one-story community center building on the subject 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 requested rear yard variation is necessary to provide a standard size gymnasium with locker room facilities; that the plight of the owner is due to unique circumstances in that the subject site is surrounded by public-owned land and that the existing community center building is so situated on the lot that it precludes the erection of the gymnasium addition in any other place except in the required rear yard; that the proposed gymnasium addition is a recreational facility which does not require the need for a loading berth; and that the variations, if granted, will not alter the essential character of the locality in that the addition will be situated across from a public

MINUTES OF MEETING

October 21, 1988

Cal. No. 237-88-Z

park and will be compatible with the existing improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 67 feet by 112 feet gymnasium addition to the rear of an existing one-story community center building, with no rear yard instead of 30 feet and with no provision for one loading berth, on premises at 5468-90 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: Andrew Letsos

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3213 N. Wilton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 16, 1988.

CAL. NO. 238-88-S

MAP NO. 9-G

MINUTES OF MEETING
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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

PETITIONER: Andrew Letsos
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 239-88-Z
MAP NO. 9-G
MINUTES OF MEETING
October 21, 1988

PREMISES AFFECTED— 3213 N. Wilton Avenue

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

ACTION OF BOARD—

Case continued to
December 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 808

PETITIONER: Samuel R. Sherwin

CAL. NO. 240-88-S

APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING

October 21, 1988

PREMISES AFFECTED-- 843 W. Margate Terrace

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

ACTION OF BOARD--

Case continued to
December 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 808

APPLICANT: Samuel R. Sherwin

CAL. NO. 241-88-Z

APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING

October 21, 1988

PREMISES AFFECTED— 843 W. Margate Terrace

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

ACTION OF BOARD—

Case continued to
December 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 808

PETITIONER: Zion Temple Church of God in Christ
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 168-88-S
MAP NO. 4-K
MINUTES OF MEETING
October 21, 1988

PREMISES AFFECTED— 1414 S. Pulaski Road
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 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 808

PETITIONER: Zion Temple Church of God in Christ
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 169-88-S
MAP NO. 4-K
MINUTES OF MEETING
August 19, 1988

PREMISES AFFECTED— 1404-10 S. Pulaski Road
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 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 808

APPLICANT: East Walton Investors, Inc.
APPEARANCES FOR: William Singer, Christopher Stephan
APPEARANCES AGAINST: Max Gendel, et al.
PREMISES AFFECTED-- 201 E. Walton Street
SUBJECT-- Application for the approval of a special use.

CAL. NO. 185-88-S
MAP NO. 3-E
MINUTES OF MEETING
 August 19, 1988 and
 October 21, 1988

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, East Walton Investors, Inc., for Chicago Title & Trust Company, Tr. No. 1089436, et al. (see case file), owners, on June 15, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the conversion of an 18-story 221-condominium dwelling unit building to a 221-suite hotel (transient), in an R8 General Residence District; on premises at 201 E. Walton Street; 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, §7.3-8, §7.4-8."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 and October 21, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in an R8 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 R8 General Residence District; that the previous testimony from the hearing held by the Zoning Board of Appeals on August 19, 1988 is hereby made part of the record; that the subject site is improved with an 18-story 221-condominium dwelling unit building with underground parking and loading berth area; that the applicant, East Walton Investors, Inc., currently owns or controls 142 units, representing 75.2221% of the common elements; that given its rights, by virtue of its ownership or control of more than 75% of the common elements, under Section 315 of the Illinois Condominium Property Act the applicant has standing before the Board with respect to this application for a variation in the nature of a special use for the subject property; that the applicant proposes to rehabilitate the existing deteriorated building at a cost of approximately ten million dollars into a 221-suite hotel; that the proposed hotel is planned as a limited-service suite hotel aimed toward the extended-stay market; that the proposed use is necessary for the public convenience at this location to provide needed additional hotel facilities in the city; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed hotel under the following: that no restaurant or bar will be provided on site for public use with the exception of a facility that will provide limited food and beverage service

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August 19, 1988 and

October 21, 1988

Cal. No. 185-88-S

to hotel guests; that signage will be limited to non-flashing, non-illuminated signs permitted under §7.10-1A(1)b,c,d and §7.10-1A(3)a,b; that no airport buses, tour buses or similar vehicles will be invited or permitted, in the exercise of reasonable diligence, to stop at or wait in front or along side of or across the street from the subject site either on Walton or on Seneca Streets; that no cabstand will be invited or permitted, in the exercise of reasonable diligence, anywhere in front of, along side of or across the street from the subject site either on Walton or on Seneca Streets; and that the proposed use, with substantial interior and exterior renovation, is compatible with the existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the conversion of an 18-story 221-condominium dwelling unit building to a 221-suite hotel (transient), on premises at 201 E. Walton Street, upon condition that no restaurant or bar shall be provided on site for general public use, with the exception that limited food and beverage service for hotel guests only is permitted; that all signage shall be limited to non-flashing, non-illuminated signs permitted under §7.10-1(A)b, c,d and §7.10-1A(3)a,b; that no airport buses, tour buses, or similar vehicles shall be invited or permitted, in the exercise of reasonable diligence, to stop at or wait in front or along side or across the street from the subject site either on Walton or Seneca Streets; that no cabstand shall be invited or permitted, in the exercise of reasonable diligence, anywhere in front of, alongside of or across the street from the subject site either on Walton or on Seneca Streets; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Hawthorne Race Course, Inc., an Illinois Corporation
 APPEALANCES FOR: Daniel L. Houlihan, et al.
 APPEARANCES AGAINST: Sara G. Bode, et al.

CAL. NO. 142-88-S
 MAP NO. 1-E
 MINUTES OF MEETING
 October 21, 1988

PREMISES AFFECTED-- 175 N. State 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, Hawthorne Race Course, Inc., an Illinois Corporation, for LaSalle National Bank, Tr. #110441, owner, 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 an Inter-track Wagering Facility on the 1st, 2nd, mezzanine and 3rd floors of the Chicago Theatre Center, in a B7-7 General Central Business District, on premises at 175 N. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 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, §8.3-7, §8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 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 B7-7 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B7-7 General Central Business District; that the applicant is a partner in Inter-track Partners, a general partnership of the owners of Sportsman's Park, Hawthorne, Maywood Park and Balmoral Park horse racing tracks in Illinois; that by authority of the Illinois Horse Racing Act, each of the partners has been granted the opportunity to receive up to two Inter-track Wagering location licenses, as defined by said Act; that the applicant has been issued a license by the Illinois Racing Board for the operation of an Inter-track Wagering Facility at the subject site, commonly known as the Page Building; that the proposed facility will occupy the subject building in the following fashion: the 1st floor will consist of 3,200 square feet comprising a betting area with 8 mutuel windows to service walk-up bettors only, atrium and lobby/vestibule area, and separate entrance access to the more upscale upper floors; the 2nd floor area will consist of patron seating, bar and grill and service area, and 6 mutuel windows; the mezzanine area will consist of a service bar and lounge seating and 4 mutuel windows; and the 3rd floor area will consist of a full service dining room and 6 mutuel windows; that the total floor area of the facility will not exceed 25,000 square feet; that televisions will be provided throughout the facility for viewing races and other sporting events; that the hours of operation will be between 7 A.M. on the first floor, 11 A.M. on

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October 21, 1988

Cal. No. 142-88-S

on the above floors, and 12 Midnight, 7 days a week; that the facility will have a capacity of approximately 1,000 patrons and will employ 175 persons; that the applicant must pay one percent of the pari-mutuel handle (all monies wagered) each to the City of Chicago and the County of Cook; that the proposed facility will provide needed jobs and revenue to the City as well as providing an additional entertainment source to its citizens and tourists and, as such, is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility in that security personnel and television security monitors will be provided throughout the premises and that adequate off-street parking is available in numerous parking facilities within 1,000 feet of the subject site; and that the proposed use as an entertainment facility, to be established at a cost in excess of three million dollars and operated under the conditions hereinafter set forth, will have a positive influence in this North Loop area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an Inter-track Wagering Facility on the 1st, 2nd, mezzanine and 3rd floors of the subject building, on premises at 175 N. State Street, subject to the following conditions: that construction of the facility shall not begin until 90 days from the date of this resolution in order to provide the City of Chicago and the owner/developer time to negotiate occupancy terms with the applicant, however, the applicant may process and secure necessary building permits during this interval; that a door shall be installed at the opening identified on the 1st floor plans as a ramped entrance to the adjoining Chicago Theater lobby, so as to preclude any noise or odor from entering into said lobby area; that each floor of the facility shall be occupied and operated in the fashion aforesated in the findings; that the 3rd floor dining room shall provide the decor, services and menu conducive to a quality restaurant operation; that only seated patrons of the dining room shall be allowed to use its mutuel windows, so as to prevent the restaurant from becoming merely an additional betting area; that dress codes appropriate to each floor's operation shall be posted and enforced; that the 1st floor operation shall not be visible from the street level; that the signage shall be similar to the signage at the Jackson and Franklin Inter-track Wagering Facility, subject to the approval of the Chicago Landmarks Commission; that the facility shall not be open to the public until all of the floors are fully improved and operational; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

October 21, 1988

Cal. No. 257-85 Z

Mr. Daniel L. Houlihan, for Michael C. Birnkrant, Jr., presented requests to amend the Board's resolution of August 16, 1985, Cal. No. 257-85-Z, which granted a variation to erect a 17-story addition containing retail stores and offices atop a 3-story building with provision for 2 instead of 3 loading berths, on premises at 717 N. Michigan Avenue, and to extend the validity of the variation to February 16, 1989 in order to secure necessary building permits.

Mr. Houlihan states that the intended development, as described in the Resolution, was for a 17-story addition of approximately 220,000 square feet to the existing 3-story 53,000 square feet structure for a total of 273,000 square feet in a 20-story configuration.

He further states that market, financing and user considerations have delayed development and have dictated a slightly larger final design which is particularly sensitive to the north wall window considerations of the abutting Allerton Hotel and results in a reconfiguration of the proposed addition to 22 stories for a total of 295,787 square feet in a 25-story configuration, and that the new configuration requires the same 3 loading berths as the former design.

Chairman Kennon moved that the requests be granted and that Resolution 257-85-Z be amended to reflect that of a 22-story addition in lieu of 17-stories and that the time for securing necessary building permits be extended to February 16, 1989. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 1988

Cal. No. 326-86-Z

Mr. David S. Williams, Jr., Acting Commissioner, Department of Public Works, for the Chicago City Architect's Office, presented a request to amend the Board's resolution of November 14, 1986, Cal. No. 326-86-Z, which granted a variation permitting the erection of a two-story approximately 15 feet by 30 feet addition to the rear of a two-story public library building which will further exceed the permitted maximum floor area ratio and whose east rear yard will be 4.34 feet instead of 30 feet, on premises at 6151 S. Normal Boulevard, and to extend the validity of the variation in order to secure necessary building permits.

Mr. Williams states that the variation granted was for an approximate addition of 15 feet by 30 feet, but that the actual size is 17 feet by 29.33 feet and the actual rear yard will be 3.47 feet in lieu of 4.34 feet, and that they are now trying to secure the building permit for said addition.

Chairman Kennon moved that the requests be granted to amend Resolution 326-86-Z to reflect that of a two-story 17 feet by 29.33 feet addition whose rear yard will be 3.47 feet and the time for securing necessary building permits be extended to May 14, 1989. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 1988

Cal. No. 41-87-S

Ms. Roxanne R. Mizner, for Daniel Sampson, presented a request for an additional extension of time in which to obtain necessary permits for the erection of a one-and-a-half 25 feet by 180 feet addition to the north side of a one-story brick building, to be used for a horse stable boarding area and enlarged riding arena for an existing riding academy, on premises at 1400-20 N. Orleans Street, 330-32 W. Schiller Street and 1401-21 N. Sedgwick Street, which was granted by the Board on February 20, 1987 in Calendar No. 41-87-S and for which an extension of time was granted by the Board on January 15, 1988 to February 20, 1989.

Chairman Kennon stated that Section 11.10-5 of the zoning ordinance provides that a special use is valid for a period not longer than 12 months from the date of such order, but that the Board may extend the validity for a period not to exceed 12 months. He further stated that the Board has already granted the maximum time allowed and moved to deny the requested extension. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 1988

Cal. No. 234-87-S

Mr. James M. Kane, for Columbia National Bank of Chicago, presented a request for an extension of time to obtain necessary building permits for the erection of a drive-through banking facility on a leased parcel of land presently serving as a parking area for a shopping center, on premises approximately 150 feet south of 5250 N. Harlem Avenue, approved by the Board on November 13, 1987, in Calendar No. 234-87-S.

Mr. Kane stated that over the last 18 months, the bank has been involved in the construction of an addition to its main banking facility which is located immediately to the north of the existing bank building. Due to the delay in the construction of the addition, the drive-through facility could not be commenced within the last year.

Chairman Kennon moved that the request for an extension of time in which to obtain necessary building permits be granted and the time extended to November 13, 1989. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

October 21, 1988

Mr. Caldwell moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on November 18, 1988.


Secretary