

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, January 16, 1990
at 9:00 A.M. and 2:00 P.M.

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

Lawrence E. Kennon
Chairman

Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

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

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

APPLICANT: William Chuchro
 VARIANCES FOR: LaDonna M. Loitz
 VARIANCES AGAINST:

CAL. NO. 1-90-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 920 W. George Street
 SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
X		
X		

THE RESOLUTION:

WHEREAS, William Chuchro, owner, on November 9, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a partial 5th story addition to a 4-story brick 4-dwelling unit building, with no side yards instead of 2.76 feet each and which addition will result in a 15% (1,098 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 920 W. George Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-5, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a 4-story brick 4-dwelling unit building; that the applicant seeks to erect a partial 5th story addition of 1,098 sq. ft. which will increase the height of the existing building from 41 feet to 47.6 feet and also result in a 15% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the 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 partial 5th story addition is necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to the necessity of providing additional bedroom space

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in the applicant's 4th floor dwelling unit; that the proposed addition, as designed, will not materially impair an adequate supply of light and air to abutting properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a partial 5th story addition to a 4-story brick 4-dwelling unit building, with no side yards instead of 2.76 feet each and which addition will result in a 15% (1,098 sq. ft.) increase in the amount of the floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 920 W. George Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Harold J. Hayes
 APPEARANCES FOR: Harold J. Hayes
 APPEARANCES AGAINST:

CAL. NO. 2-90-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 2811 N. Mildred Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Harold J. Hayes, owner, on November 6, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the vertical extension of the walls of a 1½-story brick single-family dwelling thereby forming a full 2nd story and the enclosure of an existing car-port, with no south side yard instead of 3.5 feet and no rear yard instead of 30 feet, on premises at 2811 N. Mildred Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 35' x 50' lot improved with a 1½-story brick single-family dwelling with an attached car-port; that the applicant proposes to extend the walls of the existing residence vertically to form a full 2nd story and to enclose the existing car-port with brick walls and an overhead door; 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 vertical extension of the existing walls of the structure is necessary to provide needed living space in the residence and that the enclosure of the existing car-port is necessary to provide a safe and secure area for the applicant's automobile; that the plight of the owner is due to the configuration of the existing structure and car-port on this small 35' x 50' lot; that the proposed addition will follow existing building walls and will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

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

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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 vertical extension of the walls of a 1½-story brick single-family dwelling thereby forming a full 2nd story and the enclosure of an existing car-port, with no south side yard instead of 3.5 feet and no rear yard instead of 30 feet, on premises at 2811 N. Mildred Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Jack Berger
 APPEARANCES FOR: Richard J. Troy
 APPEARANCES AGAINST:

CAL. NO. 3-90-Z
 MAP NO. 3-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 925 N. Willard Court
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Jack Berger, for American National Bank, Tr. #107126-02, owner, on November 14, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story with penthouse 4-dwelling unit townhouse building, whose front yard will be 1 foot instead of 11.36 feet, whose north side yard will be 3 feet instead of 7.2 feet and whose rear yard will be 1 foot instead of 30 feet, on premises at 925 N. Willard Court; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to erect on the subject site a 3-story with penthouse 4-dwelling unit townhouse building each with a 2-car garage; 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 to erect less than the proposed 4-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units in the area but there is a demand for townhouse units and that the proposed 3-story with penthouse townhouse building requires greater horizontal land coverage and encroachment into the front and rear yards that would a yard-conforming multi-story apartment building; that the north side yard variation is necessary in order to provide a common driveway to the garage parking for each dwelling unit; and that the proposed townhouse development will be an improvement in this sparsely developed area and will not alter the essential character of the neighborhood; 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 3-story with penthouse 4-dwelling unit townhouse building, whose front yard will be 1 foot instead of 11.36 feet, whose north side yard will be 3 feet instead of 7.2 feet and whose rear yard will be 1 foot instead of 30 feet, on premises at 925 N. Willard Court, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Hispano Alcoholic Services, Inc.
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST: Alan Matson, et al.

CAL. NO. 4-90-S
 MAP NO. 5-I
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1949 N. Humboldt Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Hispano Alcoholic Services, Inc., for Hispanic Management Organization, owner, on November 2, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a half-way house for recovering alcoholics in a 3-story brick residential building, in an R4 General Residence District, on premises at 1949 N. Humboldt Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3-story brick residential building being rehabilitated; that the applicant proposes to establish a half-way house for recovering monolingual male Hispanic alcoholics having no medical or psychiatric problems at the subject site; that the use as proposed by the applicant is not a detoxification center; that the proposed use will accommodate a maximum of 16 clients who require short-term treatment for a maximum of 28 days; that the clients are referred to the facility by church groups and social service organizations and must go through a screening process before admittance to the facility; that the proposed half-way house will operate 24 hours daily; that at least 6 professional staff persons will be on duty at all times to monitor the clients and activities; that the proposed use is necessary for the public convenience at this location in that there are no services of the kind requested available for monolingual and indigent Hispanics in the City of Chicago; that the clients of the facility lack the resources to purchase care in a hospital based program; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility which will comply with all building code regulations and all applicable

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ordinances governing the establishment and operation of half-way houses; that the shelter's clients will not be allowed to drive motor vehicles while being treated at the facility; that the proposed use of the 3-story building on the subject site as a half-way house for recovering alcoholics fulfills a need in the community and is consistent with the prior use of the premises as an apartment building; and that with no change in the facade of the building or signage identifying the half-way house, the proposed use 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 half-way house limited to 16 beds for recovering alcoholics in a 3-story brick residential building, on premises at 1949 N. Humboldt Boulevard, upon condition that there shall be no signage on the site indicating the use of the premises as a half-way house; that no persons with medical or psychiatric histories shall be accepted as clients by the facility; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a half-way house for recovering male Hispanic alcoholics or any increase in beds or the number of clients to be served, as stated herein by the applicant and delineated herein, shall cause the special use granted to immediately become null and void.

APPLICANT: Hispano Alcoholic Services, Inc.
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST: Alan Matson, et al.

CAL. NO. 5-90-Z
 MAP NO. 5-I
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1949 N. Humboldt Boulevard
 SUBJECT— Application to vary the requirements of the Zoning Ordinance

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Hispano Alcoholic Services, Inc., for Hispanic Management Organization, owner, on November 2, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a half-way house for recovering alcoholics in a 3-story brick residential building, with off-street parking for 4 instead of 5 automobiles, on premises at 1949 N. Humboldt Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on January 19, 1990, in Calendar No. 4-90-S, the Board approved the applicant's special use application for the establishment of a half-way house for recovering alcoholics in a 3-story brick residential building at 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 residents of the applicant half-way house are not permitted to drive motor vehicles while receiving treatment; that the applicant provides transportation via a house van; that the plight of the owner is due to unique circumstances in that the subject site has on-site parking for only 4 motor vehicles instead of the required 5 spaces; that the waiver of one required parking space will not materially affect street parking in the neighborhood and will not alter the essential character of the locality; it is therefore

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

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of a half-way house for recovering alcoholics in a 3-story brick residential building, with off-street parking for 4 instead of 5 automobiles, on premises at 1949 N. Humboldt Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Randy Alexander

CAL NO. 6-90-S

APPEARANCES FOR:

MAP NO. 30-D

APPEARANCES AGAINST:

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PREMISES AFFECTED--- 11900 S. Doty Avenue

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

ACTION OF BOARD---

Case continued to
March 16, 1990.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

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

APPLICANT: Institute of Women Today
 APPEARANCES FOR: Gary J. Chico
 APPEARANCES AGAINST:

CAL. NO. 7-90-S
 MAP NO. 18-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 7320 S. Yale Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
Abstain		

THE RESOLUTION:

WHEREAS, Institute of Women Today, for Catholic Archdiocese of Chicago, owner, on November 14, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter for homeless women in the school portion of a 1 and 2-story brick church and school building, in an R4 General Residence District, on premises at 7320 S. Yale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with the 1 and 2-story St. Carthage Church and former school building; that the applicant proposes to established a 40-bed transitional shelter facility for homeless women in the northern portion of the former school addition of the building; that the proposed shelter will provide a maximum of 40 beds for homeless women; that the proposed shelter facility will be operated by five nuns from the Notre Dame order, as well as ancillary staff hired from the nearby community; that the clients to be served by the proposed facility will be referred by the Department of Human Services, Catholic Charities and other shelters; that the shelter will be operational 24 hours daily; that professional staff members will be on the premises at all times to monitor the shelter's activities; that the shelter will provide counselling services and other assistance programs to its clients; that the transitional shelter facility is necessary for the public convenience at this location in that many of those clients who will seek admission to the shelter will come from within a one to two mile radius of the shelter; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility which will meet all building code regulations and all applicable provisions of the municipal ordinance governing the establishment and operation of

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transitional shelter facilities; that the proposed use of the portion of the building on the subject site as a transitional shelter facility fulfills a need in the community and is consistent with the prior use of the premises as an institutional use 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 transitional shelter facility limited to 40 beds for homeless women in the school portion of a 1 and 2-story brick church and school building, on premises at 7320 S. Yale Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

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

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

APPLICANT: David L. Price
 APPEARANCES FOR: Edward Zigman
 APPEARANCES AGAINST:

CAL. NO. 8-90-S
 MAP NO. 3-L
 MINUTES OF MEETING
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PREMISES AFFECTED-- 5256 W. Chicago Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, David L. Price, for Chicago Title & Trust Company, Tr. #1093120, owner, on November 21, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a tavern in a 2-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 5256 W. Chicago Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District on a lot improved with a 2-story brick store and apartment building; that the store in the building has been formerly occupied as a tavern for many years; that the applicant purchased the subject premises in June of 1989; that no restaurant service will be provided in the proposed tavern operation; that the proposed tavern is necessary for the public convenience at this location to serve neighborhood residents; that the applicant proposes to operate the proposed tavern in a manner to insure that the public health, safety and welfare will be adequately protected; that adequate off-street parking facilities are available in the area; that the proposed tavern will be located in premises formerly occupied by a tavern and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a tavern in a 2-story brick store and apartment building, on premises at 5256 W. Chicago Avenue, upon condition that no restaurant service shall be provided in the operation; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: 4859 S. Bishop Corporation
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 9-90-S
 MAP NO. 12-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 4859 S. Bishop Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, 4859 S. Bishop Corp., for Donald B. Hyde and Audrey M. Hyde, owners, on November 22, 1989, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 2-story frame building, in an R3 General Residence District, on premises at 4859 S. Bishop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 2-story frame building containing an existing tavern on the first floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the tavern in the subject building has been in existence for at least 50 years since the original construction of the building as a tavern; that the owners of the property Donald and Audrey Hyde previously operated the tavern at the subject location; that the existing tavern has a current 1989 liquor license, No. 2359; that the owners now seek to operate the tavern under a new license in the name of their corporation; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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January 19, 1990

Cal. No. 9-90-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a 2-story frame building, on premises at 4859 S. Bishop Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

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

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

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

APPLICANT: Janina Rodriguez

CAL. NO. 10-90-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

January 19, 1990

PREMISES AFFECTED— 814 N. Paulina Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 16, 1990.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Peter F. Anderson
 APPEARANCES FOR: Albert H. Meers
 APPEARANCES AGAINST:

CAL. NO. 11-90-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1915 N. Halsted Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Peter F. Anderson, owner, on November 21, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 14' x 21' 2-story addition to the front of a 2-story frame single-family residence, whose north side yard will be 1.14' instead of 2.5' and the erection of a 19.5' x 21' detached garage on the front of the lot whose front yard will be 4' instead of 15' and with no side yards instead of 2.15' each, on premises at 1915 N. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 3,275 sq. ft. lot improved with a 2-story single-family residence set back 67 feet from the front property line and having no alley at the rear; that the subject site residence shares a curb cut with 1919 N. Halsted Street leading to a small parking area in the front of the yard; that the applicant proposes to erect a 14' x 21' 2-story addition to the front of the existing 2-story single-family residence containing 2 bedrooms on the 2nd floor with a covered porch, vestibule and expanded living room on the first floor; that the applicant also proposes to construct a 19.5' x 21' detached 2-car garage on the front of the lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the north side yard variation requested is necessary to provide the additional living space required by the applicant and the front yard variation is necessary to provide secure off-site parking; that the plight of the owner is due to unique circumstances in that the applicant needs to align the proposed 2nd story addition with the existing structure;

MINUTES OF MEETING

January 19, 1990

Cal. No. 11-90-Z

that the proposed 2-car garage will be constructed simultaneously with a proposed 2-story garage addition to 1919 N. Halsted Street (Cal No. 12-90-Z), with a 10 foot wide covered driveway between them, using the existing curb cut; that to facilitate this arrangement the ownership of a 3'6" x 23'6" piece of property on which the proposed garages will be located will be transferred from the 1915 N. Halsted Street site to the owners of 1919 N. Halsted Street; that the variations, if granted, will be compatible with the majority of the improvements on the block most of which do not comply with the front and side yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 14' x 21' 2-story addition to the front of a 2-story frame single-family residence, whose north side yard will be 1.14' instead of 2.5' and the erection of a 19.5' x 21' detached garage on the front of the lot whose front yard will be 4' instead of 15' and with no side yards instead of 2.15' each, on premises at 1915 N. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Albert H. Meers
 APPEARANCES FOR: Albert H. Meers
 APPEARANCES AGAINST:

CAL. NO. 12-90-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1919 N. Halsted Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Albert H. Meers, owner, on November 21, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 19.5' x 31' garage with 2nd floor living space addition to the south side of a 2-story brick single-family dwelling on the front of a lot improved additionally with a 2-story residence at the rear, whose front yard will be 4' instead of 15' and with no south side yard instead of 5.3', on premises at 1919 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 6,550 sq. ft. lot improved with a 2-story brick single-family residence on the front of the lot; that the applicant shares the lot with a 2-story single-family residence, 1921 N. Halsted Street, at the rear; that there is no alley at the rear of the lot and that the applicant shares a curb cut with the residence at 1915 N. Halsted Street; that the applicant proposes to erect a 19.5' x 31' garage with 2nd story living space addition to the south side of the existing single-family residence; that the proposed garage and 2nd story addition will be constructed simultaneously with the garage at 1915 N. Halsted Street (Cal. No. 11-90-Z) with a 10 foot wide covered driveway between them, utilizing the existing curb cut; that to facilitate this arrangement, ownership of a 3'6" x 23'6" piece of property will be transferred from the 1915 N. Halsted Street property to the applicant; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide additional living space and secure off-street

MINUTES OF MEETING

January 19, 1990

Cal. No. 12-90-Z

parking; that the plight of the owner is due to unique circumstances in that the front yard set back is necessary to erect the proposed garage addition in line with the west wall of the subject building; and that the south side yard variation is necessitated by the need to place the new party wall between the applicant's garage and the 1915 N. Halsted Street property on the relocated property line; and that the variations, if granted, will be compatible with the existing improvements in the block many of which do not conform with the yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 19.5' x 31' garage with 2nd floor living space addition to the south side of a 2-story brick single-family dwelling on the front of a lot improved additionally with a 2-story residence at the rear, whose front yard will be 4' instead of 15' and with no south side yard instead of 5.3', on premises at 1919 N. Halsted Street; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Reven Uihlein
 APPEARANCES FOR: Albert H. Meers
 APPEARANCES AGAINST:

CAL. NO. 13-90-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1921 N. Halsted Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Reven Uihlein, owner, on November 21, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 11.5' x 26.34' 2-story garage with 2nd floor living space addition to the south side of a 2-story frame single-family residence on the rear of a lot improved additionally with a 2-story brick residence at the front, with no rear yard instead of 30 feet, on premises at 1921 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 6,550 sq. ft. lot additionally improved with a 2-story single-family residence on the front of the lot; that the applicant owns the rear portion of the lot under a condominium agreement with the owner of 1919 N. Halsted Street (Cal. No. 12-90-Z); that there is no alley at the rear of the lot and that the applicant is served by a driveway from N. Halsted Street, with an easement; that it is proposed to erect an 11.5' x 26.34' 2-story garage with 2nd floor living space addition to the south side of the existing 2-story frame single-family residence on the rear of the lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to provide needed 2nd floor living space and secure off-street parking; that the plight of the owner is due to the non-conforming status of the existing single-family residence and the need to line up the proposed 2-story addition with the existing structure; that the proposed variation, if granted, will be compatible with the proposed additions to the single-family residences at

MINUTES OF MEETING
January 19, 1990
Cal. No. 13-90-Z

1915 and 1919 N. Halsted Street and with existing residential improvements in the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred 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 11.5' x 26.34' 2-story garage with 2nd floor living space addition to the south side of a 2-story frame single-family residence on the rear of a lot improved additionally with a 2-story brick residence at the front, with no rear yard instead of 30', on premises at 1921 N. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Matthew A. Jaffee

CAL. NO. 14-90-Z

APPEARANCES FOR: Gerald Berlin

MAP NO. 9-G

PEARANCES AGAINST:

MINUTES OF MEETING

January 19, 1990

PREMISES AFFECTED-- 3920 N. Greenview Avenue

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

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Matthew A. Jaffee, owner, on November 13, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the vertical extension of the walls of a 3½-story frame 3-dwelling unit building on the front of the lot thereby expanding the usable floor area of the 4th floor, whose north side yard will be 0.92' instead of 3.33' and which expansion will result in an 8.3% (404 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3920 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 3½-story frame 3-dwelling unit building on the front of a lot additionally improved with a 1½-story frame residential building on the rear of the lot; that the applicant proposes to vertically extend the walls of the existing 3½-story residence on the front of the lot 4 feet which will result in an 8.3% or 404 sq. ft. increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the 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

MINUTES OF MEETING

January 19, 1990

Cal. No. 14-90-Z

district in that the proposed vertical extension of the walls of the existing 3½-story residence is necessary to provide additional headroom; that the plight of the owner is due to the necessity of providing more usable space on the 4th floor of the existing residence; that the proposed vertical extension of the walls of the existing residential building on the front of the lot will be compatible with the existing improvements in the block, all of which do not comply with the north side yard requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the vertical extension of the walls of a 3½-story frame 3-dwelling unit building on the front of the lot thereby expanding the usable floor area of the 4th floor, whose north side yard will be 0.92' instead of 3.33' and which expansion will result in an 8.3% (404 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3920 N. Greenview Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Matthew A. Jaffee
 APPEARANCES FOR: Gerald Berlin
 APPEARANCES AGAINST:

CAL. NO. 15-90-A
 MAP NO. 9-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 3920 N. Greenview Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Matthew A. Jaffee, owner, on November 13, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit 3-dwelling units in an existing 1½-story frame building on the rear of the lot improved additionally with a 3½-story frame 3-dwelling unit building at the front, in an R4 General Residence District, on premises at 3920 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 2, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §7.12-2(9), §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 January 19, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 5,494 sq. ft. lot improved with an existing 1½-story frame building on the rear of the lot which is additionally improved with a 3½-story frame 3-dwelling unit building at the front; that the appellant is seeking to legalize 3 dwelling units in the existing 1½-story building on the rear of the lot; that City records indicate that a permit, No. 495524, was issued on November 8, 1974, to deconvert the subject building from 3 dwellings to its original 2 dwelling units and to deconvert the building on the front of the lot from 4 dwelling units to its original 3 dwelling units, for a total of 5 dwelling units in the buildings on the subject site; that although the proposed 3rd dwelling unit in the rear building would comply with the lot area per dwelling unit requirements for the entire site, §5.8-1(2) provides that if a residential building is expanded by additional dwelling units, parking shall be provided for the entire capacity of the building, in this case, 6 parking spaces; that no more than 2 parking spaces can be provided on the subject lot; that the appellant has the right to occupy the subject building as two dwelling units only, pursuant to the aforesaid permit; it is therefore

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

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

APPLICANT: Capital Partners Development
 APPEARANCES FOR: Howard Alan
 APPEARANCES AGAINST:

CAL. NO. 16-90-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1150 N. LaSalle Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Capital Partners Development, for Boulevard Bank, Tr. #9100, owner, on November 21, 1989, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 3-story addition to the south side and a 3rd story addition to the rear of a 2 and 3-story brick 4-dwelling unit building, with no front yard instead of 12.66 feet, on premises at 1150 N. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 7.7-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

WHEREAS, the district maps show that the premises is located in an R6 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 R6 General Residence District; that the subject site is improved with a 2 and 3-story brick 4-dwelling unit building; that the applicant proposes to erect a 3-story addition to the south side and a 3rd story addition to the rear of the 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 proposed additions are necessary to enlarge dwelling units in the existing building; that the plight of the owner is due to the configuration of the existing building on the site which provides no front yard and that the variations, 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, all of which do not comply with the front yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of

MINUTES OF MEETING
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a 3-story addition to the south side and a 3rd story addition to the rear of a 2 and 3-story brick 4-dwelling unit building, with no front yard instead of 12.66 feet, on premises at 1150 N. LaSalle Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: William DeGeatano
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: W.J. Knorowski, et al.

CAL. NO. 17-90-S
 MAP NO. 7-L
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 2940 N. Cicero Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
	x	
x		
x		

THE RESOLUTION:

WHEREAS, William DeGeatano, for William DeGeatano and Rosalie DeGeatano, owners, on November 22, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an auto laundry consisting of three self-service bays and one automatic bay, in a C2-1 General Commercial District, on premises at 2940 N. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

WHEREAS, the district maps show that the premises is located in a C2-1 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-1 General Commercial District; that the subject site is improved with a 1-story commercial building on the southern portion of the lot which is occupied by a Jiffy Lube auto service garage; that it is proposed to erect the subject auto laundry consisting of three self-service bays and one automatic bay on the northern portion of the site; that the automatic washing bay is a brushless turbo-jet operation; that no conveyor belts are utilized in the proposed car wash operation; that no air blowers are used in the drying process; that concrete bumper roll bars will be provided at the end of the heated apron of each washing bay to jar excess water off cars into existing catch basins on the site; that the proposed use is necessary for the public convenience at this location in that there is a need for such a facility in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed auto laundry to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the kinds of service-related uses permitted in the C2 General Commercial District and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING
January 19, 1990
Cal. No. 17-90-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an auto laundry consisting of three self-service bays and one automatic bay, on premises at 2940 N. Cicero Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 10 P.M. daily; that an attendant shall be on duty during all hours of operation; that no conveyor belts or air blowers shall be used in the proposed operation; that concrete bumper roll bars shall be provided at the end of the apron of each washing bay; that a heating element in the apron pavement for the purpose of de-icing shall be provided; that non-glare lighting shall be provided; that a 6 feet high decorative solid fence shall be erected on the west property line to screen the facility from residential properties located across the alley; that a chain locking device shall be provided at the entrance to prevent access during non-business hours; that ingress to the facility shall be from Oakdale Avenue and egress from the facility onto N. Cicero Avenue; that the driveways shall be constructed in accordance with all applicable ordinances; that there shall be a stacking area for automobiles sufficient to handle the operation without causing a traffic backup onto Oakdale Avenue; that no automobiles shall be allowed to stack up on the sidewalk, parkway or Oakdale Avenue; that no use shall be made of the alley abutting the site for ingress nor for egress; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Lorna Stovall
 APPEARANCES FOR: Gerald Petacque
 APPEARANCES AGAINST:

CAL. NO. 18-90-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 2219 N. Bissell Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Lorna Stovall, for American National Bank & Trust Co., Tr. # 58237, owner, on November 27, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2-story 14' x 22' addition containing parking in the lower level and living space above to the south side of a 2-story brick single-family residence, with no south side yard instead of 4.99 feet, on premises at 2219 N. Bissell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on October 19, 1984, the Board granted a variation to Jon and Lorna Stovall to permit the erection of a 1½-story 14.14' x 22' 2nd story addition containing parking in the lower level and living space above to the south side of a 2-story brick single-family residence with no south side yard instead of 4.99 feet, at the subject site; that the testimony presented in Calendar No. 325-84-Z is hereby made part of the record in this case; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicant by providing a safe entry from the street, through the garage, into the existing residence; that the plight of the owner is due to unique circumstances in that the variation requested is the only way to provide adequate space for an automobile on the premises and to provide immediate access into the existing residence; that the variation, if granted, will not alter the essential character of the locality in that the majority of the improvements in the area do not conform with the south side yard

MINUTES OF MEETING

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Cal. No. 18-90-Z

requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 14' x 22' addition containing parking in the lower level and living space above to the south side of a 2-story brick single-family residence, with no south side yard instead of 4.99 feet, on premises at 2219 N. Bissell Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Stefan Wojciechowski

CAL. NO. 19-90-S

APPEARANCES FOR: A. Gonzalez

MAP NO. 7-K

MINUTES OF MEETING
January 19, 1990

APPEARANCES AGAINST:

PREMISES AFFECTED— 2952 N. Pulaski Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Stefan Wojciechowski, owner, on November 29, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing rear dwelling into the store portion of a 1-story brick store and apartment building thereby making the entire building a single-family dwelling, in a B4-1 Restricted Service District, on premises at 2952 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §11.10-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a 1-story brick store and apartment building; that the store in the subject building was vacant at the time the applicant purchased the building; that the applicant proposes to expand the existing rear dwelling unit on the first floor into the store portion of the existing building which will thereby make the entire building a single-family residence; that the proposed use is necessary for the public convenience at this location in that although the premises is located in a business district, the applicant has not been able to rent the store portion of the building; that the public health, safety and welfare will be adequately protected in the proposed use which will conform to all applicable building code regulations; and that the proposed expansion of the rear dwelling unit into the store portion of the subject building will be compatible with the mixed business and residential improvement in the block 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. 19-90-S

Zoning Administrator is authorized to permit the expansion of an existing rear dwelling into the store portion of a 1-story brick store and apartment building thereby making the entire building a single-family dwelling, on premises at 2952 N. Pulaski Road, upon condition that the building shall comply with all building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Columbia College, by A.C. Gall
 APPEARANCES FOR: Richard Mandel
 APPEARANCES AGAINST:

CAL. NO. 20-90-S
 MAP NO. 2-E
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED--- 1019 S. Wabash Avenue
 SUBJECT--- Application for the approval of a special use.

ACTION OF BOARD---

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Columbia College, by A.C. Gall, for Columbia College, owner, on November 28, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an outdoor sculpture gallery to exhibit the works of Columbia College students, faculty and well-known local artists, in a C3-6 Commercial-Manufacturing District, on premises at 1019 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 21, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3, §9.4-3,"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is presently vacant land across a public alley to the west of Columbia College; that the applicant proposes to create a sculpture garden with landscaping and benches on the 11,890 sq. ft. parcel of land; that the proposed use is necessary for the public convenience at this location to provide a means of exhibiting the art works of Columbia College students, faculty and well-known local artists; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be improved and operated under the conditions hereinafter set forth; and that the proposed use will be an asset in the community 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 outdoor sculpture gallery to exhibit the works of Columbia College students, faculty and well-known local

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January 19, 1990

Cal. No. 20-90-S

artists, on premises at 1019 S. Wabash Avenue, upon condition that the site shall be regularly patrolled by security personnel; that the sculpture garden/gallery shall be secured during all hours when not open for visitation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lewis Manilow
 APPEARANCES FOR: William Singer
 APPEARANCES AGAINST: William Schumacher

CAL. NO. 21-90-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1900 N. Howe Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Lewis Manilow, for Denis Kruk & Alan Wallie, owners, on November 30, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 1 and 2-story single-family residence whose front yard will be 8' instead of 15', whose north side yard will be 8' instead of 10' and with no rear yard instead of 30', on premises at 1900 N. Howe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 12,438 sq. ft. parcel of land improved with a 1½-story former church building converted to a residence; that the applicant proposes to demolish the existing structure and erect a 1 and 2-story U-shaped single-family residence on the site; that the proposed single-family residence as designed will occupy only 40 percent of the existing lot area; 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 yard variations requested are necessary to construct a single-family residence as designed to meet the lifestyle needs of the applicant; that the plight of the owner is due to the desire of the applicant to keep as much open space as possible on the site yet being able to utilize the area necessary to erect the proposed building as designed; that the proposed building occupies only 40% of the lot area and provides for more than ample peripheral open space so as not to impair an adequate supply of light and air to the adjoining properties; and that the variations, if granted, will not alter the essential character of the locality in that many of the existing improvements in the area do not comply with the yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

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Cal. No. 21-90-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1 and 2-story single-family residence whose front yard will be 8 feet instead of 15 feet, whose north side yard will be 8 feet instead of 10 feet and with no rear yard instead of 30 feet, on premises at 1900 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: Alan Koppel
 APPEARANCES FOR: William Singer
 APPEARANCES AGAINST: J. Stockholm

CAL. NO. 22-90-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1939-41 N. Howe Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Alan Koppel, for Edward and Lisa McCauley and Hernon Franco, owners, on November 30, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story single-family residence whose front yard will be 8.8' instead of 15', whose north side yard will be 2.2' instead of 4.4' and with no rear yard instead of 30', on premises at 1939-41 N. Howe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 29, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4 and §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 January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is composed of two 22' x 125' lots improved with two 2-story frame residential structures; that the applicant proposes to demolish the existing structures and to erect a 3-story U-shaped single-family residence on the site which will feature an open central court yard area in the middle; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the front, side and rear yard variations requested are necessary to construct the proposed 3-story single-family residence as designed; that the plight of the owner is due to unique circumstances in that the applicant will construct a single-family residence having approximately the same front yard as the presently existing structures but because of the provision of a central open court yard area the north side yard and rear yard variations are required; that the open space provided around the proposed building is sufficient so as not to impair an adequate supply of light and air to adjoining properties; and that the proposed single-family residence will be compatible with the existing

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Cal. No. 22-90-Z

improvements in this block many of which do not comply with the yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story single-family residence whose front yard will be 8.8' instead of 15', whose north side yard will be 2.2' instead of 4.4' and with no rear yard instead of 30', on premises at 1939-41 N. Howe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Continental Bank National Association
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 23-90-Z
 MAP NO. 2-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 231 S. LaSalle Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Continental Bank National Association, for Continental Bank National Association and Northwestern University, owners, on December 1, 1989, filed an application for a variation of the zoning ordinance to permit, in a B6-7 Restricted Central Business District, the conversion of the use of the ground floor area of the Continental Bank Building from banking to retail stores, with no provision for one loading berth, on premises at 231 S. LaSalle Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.10-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-7 Restricted Central Business District; that the subject site is a square block parcel of land bounded by W. Jackson Boulevard, S. LaSalle Street, W. Quincy Street and S. Clark Street and is improved with the Continental Bank Building; that the applicant proposes to convert the use of the ground floor area of the building from banking services to retail stores; that the proposed conversion involves approximately 30,000 sq. ft. of floor area; 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 columns surrounding the facade of the existing building and which provide structural support cannot reasonably be moved or altered to accommodate a loading berth; that the plight of the owner is due to unique circumstances in that the 14 foot vertical clearance required for a loading berth would require an impractical and detrimental alteration of the second story banking floor in the existing building; that the waiver of the loading berth required under the zoning ordinance will not result in a detrimental affect on the character of the locality in that the historical use of W. Quincy Street as a service street will be sufficient to serve the loading and unloading purposes of

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Cal. No. 23-90-Z

the bank and the proposed retail tenants; 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 conversion of the use of the ground floor of the Continental Bank Building from banking to retail stores, with no provision for one loading berth, on premises at 231 S. LaSalle 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: First National Bank of Chicago, Guardian of the Estate of
APPEARANCES FOR: Anthony Bass Dorothy L. Branch
APPEARANCES AGAINST:

CAL. NO. 24-90-S
MAP NO. 20-E
MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 7910-18 S. Dr. Martin Luther King, Jr. Drive
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, First National Bank of Chicago, Guardian of the Estate of Dorothy L. Branch, for Dorothy L. Branch, owner, on December 15, 1989, filed an application for the approval of the location and the establishment of a church (Move of Church God in Christ ; Incorporated) in a 2-story brick funeral home building, in a B4-2 Restricted Service District, on premises at 7910-18 S. Dr. Martin Luther King, Jr. Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 21, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on January 2, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 120' x 150' lot improved with a 2-story brick business building formerly used as a funeral chapel; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate on-site parking facilities; and that the proposed use of the building on the subject site as a church is consistent with the prior use of the premises as a funeral home which provided chapel services 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 church (Move of Church God in Christ, Incorporated) in a 2-story brick former funeral home building, on premises at 7910-18 S. Dr. Martin Luther King, Jr. Drive, upon condition that the existing paving, fencing, striping and drainage of the parking area located on the subject site shall be maintained; that ingress and egress shall be from the existing opening at the alley; that the parking area shall be securely locked when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jolanta Czarnacka, Agatha Dress Shop
 APPEARANCES FOR: Jolanta Czarnacka
 APPEARANCES AGAINST:

CAL. NO. 25-90-A
 MAP NO. 9-F
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 633 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
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Jolanta Czarnacka, Agatha Dress Shop, for Robert L. Friedlander, owner, on November 30, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dress shop in a store in a 3-story brick store and apartment building, in an R5 General Residence District, on premises at 633 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the non-conforming store in the 3-story brick store and apartment building on the subject site has been occupied by the appellant's dress shop, a B2 use, since August, 1989; that the prior use of the premises was a gift shop, a B2 use; that the change of use to a dress shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a dress shop in a store in a 3-story brick store and apartment building, on premises at 633 W. Addison Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John & Jean Nee & Edison Park Community Council **CAL NO.** 26-90-A
APPEARANCES FOR: **MAP NO.** 19-O
APPEARANCES AGAINST: **MINUTES OF MEETING**
January 19, 1990

PREMISES AFFECTED— 7218 N. Oriole Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
March 16, 1990.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

APPLICANT: Margaret Gazija
 APPEARANCES FOR: Dan Kasten
 APPEARANCES AGAINST:

CAL. NO. 27-90-A
 MAP NO. 11-H
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 4436½ N. Damen Avenue

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Margaret Gazija, for Damen Avenue Limited Partnership, owner, on November 22, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing beauty shop in a store in a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 4436½ N. Damen Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 January 19, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District in a non-conforming store in a 3-story brick store and apartment building on the subject site; that the appellant has operated a beauty salon at the subject site since February of 1989; that evidence presented indicates that the subject premises has been occupied by a beauty salon since approximately 1945 and that the subject store was so designed and constructed to accommodate a beauty salon; 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 store in a 3-story brick store and apartment building on premises at 4436½ N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Tuesdays and Wednesdays, 9 A.M. and 7 P.M., Thursdays and Fridays, and 8 A.M. and 4 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Juan Diaz

CAL. NO. 28-90-A

APPEARANCES FOR:

MAP NO. 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING
January 19, 1990

PREMISES AFFECTED— 1806 S. Allport Street

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

ACTION OF BOARD—

Case continued to
February 16, 1990.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

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

APPLICANT: Torrence Avenue Currency Exchange, Inc.
 APPEARANCES FOR: John Buchanan
 APPEARANCES AGAINST:

CAL. NO. 29-90-A
 MAP NO. 26-B
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 10536 S. Torrence Avenue

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Torrence Avenue Currency Exchange, Inc., for Frank G. Westerman, owner, on November 15, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1-story brick store building as a currency exchange, in an R3 General Residence District, on premises at 10536 S. Torrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 13, 1989, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District in a non-conforming 1-story brick store building on the subject site; that the subject premises has been occupied by a currency exchange, a use first permitted in a B2 zoning district, for the past 20 years; that the previous use of the site until 1971 was a laundrette, a B4 use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a 1-story brick store building as a currency exchange, on premises at 10536 S. Torrence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Philip Shippert
 APPEARANCES FOR: Philip Shippert
 APPEARANCES AGAINST:

CAL. NO. 30-90-A
 MAP NO. 3-H
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 1049 N. Paulina Street

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Philip Shippert, for Karen Skarda, owner, on November 15, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a commercial photography studio in a 3-story brick building, in an R4 General Residence District, on premises at 1049 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 15, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §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 January 19, 1990; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District in a non-conforming 3-story brick commercial building located on the subject site; that the appellant proposes to establish a commercial photography studio in a portion of the 3rd floor of the building; that the appellant operates his business on an appointment only basis and no developing of photographs is done on the premises; that licensing requirements have caused the case to be filed; that the building on the subject site is occupied by other commercial uses; that under §6.4-6 of the zoning ordinance the non-conforming use may be extended throughout the building; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a commercial photography studio in a 3-story brick building, on premises at 1049 N. Paulina Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6:30 P.M., Monday through Fridays and when needed on Saturdays and Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Richard Brown

CAL. NO. 294-89-A

APPEARANCES FOR: None

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 19, 1990

PREMISES AFFECTED-- 155 W. 115th Street

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

ACTION OF BOARD--

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

APPLICANT: Rodney Reeves
 APPEARANCES FOR: Rodney Reeves
 APPEARANCES AGAINST:

CAL. NO. 254-89-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 1731 W. Barry Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

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

THE RESOLUTION:

WHEREAS, Rodney F. Reeves, for Cornel Daniliuc and Aurel Balici, owners, on August 31, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, existing attic dormers of a 3-story frame two-dwelling unit building, whose west side yard is 1 foot and whose east side yard is 2.26' instead of side yards of 3' each and which results in a 15% (171 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1731 W. Barry Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §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 January 19, 1990 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a 3-story frame 2-dwelling unit building; that in June, 1989, the present owner of the building, Conrad Daniliuc, purchased the existing 3-story 2-dwelling unit building with the subject attic dormers already constructed and is now seeking to legalize the dormers; that the said attic dormers created an increase of 15% or 171 sq. ft. in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that on October 30, 1986 the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the 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 attic dormers are necessary to provide adequate head room;

MINUTES OF MEETING

January 19, 1990

Cal. No. 254-89-Z

that the plight of the owner is due to unique circumstances in that the attic dormers were constructed by the previous owner and that the present owner now finds himself in a fait accompli situation; that no one appeared in opposition to the granting of the requested variations; and that the said attic dormers will not alter the essential character of the locality in that they are compatible with the existing residential improvements on the block and will not impair an adequate supply of light and air to abutting residential properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the existing attic dormers of a 3-story frame 2-dwelling unit building, whose west side yard is 1 foot and whose east side yard is 2.26 feet instead of side yards of 3 feet each and which results in a 15% (171 sq. ft.) increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1731 W. Barry Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Southside Tabernacle
 APPEARANCES FOR: Rev. Spencer Jones
 APPEARANCES AGAINST:

CAL. NO. 272-89-S
 MAP NO. 18-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED-- 7720-38 S. Racine Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Southside Tabernacle, for Rev. Spencer Jones, owner, on September 6, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 628-seat church building, in a B2-1 Restricted Retail District, on premises at 7720-38 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §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 January 19, 1990 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

WHEREAS, the district maps show that the premises is located in a 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 applicant church is presently located at 7742 S. Racine Avenue and is seeking to erect a 628-seat church at the subject site; that the applicant proposes to use the existing building for Sunday School classrooms upon completion of the new church; that the proposed church is necessary at the subject location to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will meet all building code regulations and which will provide adequate off-street parking directly across the street at 7721-39 S. Racine Avenue; and that the proposed church will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 628-seat church building, on premises at 7720-38 S. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Southside Tabernacle
 APPEARANCES FOR: Rev. Spencer Jones
 APPEARANCES AGAINST:

CAL. NO. 273-89-S
 MAP NO. 18-G
 MINUTES OF MEETING
 January 19, 1990

PREMISES AFFECTED— 7721-39 S. Racine Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Southside Tabernacle, for Rev. Spencer Jones, owner, on September 6, 1989, 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 B2-1 Restricted Retail District, on premises at 7721-39 S. Racine Avenue, to satisfy the parking requirement for a proposed 628-seat church building at 7720-38 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 22, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 1990 after due notice thereof by publication in the Chicago Tribune on September 25, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that on January 19, 1990, in Calendar No. 272-89-S, the Board approved the erection of a 628-seat church building at 7720-38 S. Racine Avenue; that the proposed off-site accessory parking lot is located directly across the street to the east of the proposed church site; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the parking requirement for the applicant church; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use is located directly east across S. Racine Avenue from the proposed church site and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 7721-39 S. Racine

MINUTES OF MEETING

January 19, 1990

Cal. No. 273-89-S

Avenue, to satisfy the parking requirement for a proposed 628-seat church building at 7720-38 S. Racine Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have 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 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 steel beam guard rails approximately 2 feet in height; that concrete wheel stops shall be erected on the west and east sides of the parking lot within the steel beam guard rails; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from driveways located on the north and southwest corners of the lot; that the driveways shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

APPLICANT: Gary Adamowski

CAL. NO. 282-89-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

January 19, 1990

PREMISES AFFECTED— 1840 N. Cleveland Avenue

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
		x
x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 206

APPLICANT: Illinois Bulk Handlers, Inc.

CAL. NO. 208-89-S

APPEARANCES FOR:

MAP NO. 8-J

APPEARANCES AGAINST:

MINUTES OF MEETING
January 19, 1990

PREMISES AFFECTED--

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

SUBJECT--

Application for the approval of a special use.

ACTION OF BOARD--

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

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

MINUTES OF MEETING

January 19, 1990

Cal. No. 323-89-A

Mr. Thomas E. Johnson, for Hana Hovorka and Zaheer Razvi, owners, presented a written request to amend the resolution granted by the Zoning Board of Appeals on December 15, 1989, in Calendar No. 323-89-A, permitting the establishment of a restaurant in a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 6501-07 N. Ashland Avenue, under certain conditions including that the hours of operation shall be limited to the hours between 5 P.M. and 10 P.M. on weekdays and 5 P.M. to 11 P.M. on weekends.

Mr. Johnson requests that the resolution be amended to permit the daily operation of the restaurant between the hours of 10:30 A.M. and Midnight in lieu of the hours imposed. He states that the hours of operation testified to by his client were to be the initial hours of operation, not knowing he would be restricted to such hours. The requested amendment would permit the flexibility necessary if the business so warrants.

Mr. Johnson further requests that the resolution specifically confirm the legal non-conforming usage of the additional store front in the building, at 6507 N. Ashland Avenue, as at least similar in scope to the restaurant.

Chairman Kennon finds that the request to permit the hours of operation of the restaurant from 10:30 A.M. until Midnight on a daily basis is reasonable and moved that the resolution be so amended. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Alakiotou, Caldwell, Fornelli. Nays- None. Abstain- Moore.

With regard to the request to specifically confirm the additional store front in the building as at least similar in scope to the restaurant, Chairman Kennon finds that the request constitutes a zoning declaration to permit a continuation of non-conforming status without benefit of a specific user who can testify as to its specific operation and that the Board has no authority to issue such a declaration and moved that the request be denied. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Alakiotou, Caldwell, Fornelli. Nays- None. Abstain- Moore.

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

APPLICANT: Tishman Speyer Gateway Garage Venture,
a Limited Partnership
APPEARANCES FOR: Gregory H. Furda
APPEARANCES AGAINST:

PREMISES AFFECTED-- 26 S. Canal Street and 500 W. Monroe Street
SUBJECT-- Application for the approval of a special use.

CAL. NO. 222-89-S
MAP NO. 2-F
MINUTES OF MEETING
September 15, 1989,
December 15, 1989,
January 19, 1990

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
Abstain		

THE RESOLUTION:

WHEREAS, Tishman Speyer Gateway Garage Venture, an Illinois Limited Partnership, on August 3, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a multi-level parking structure as part of a proposed multi-story office building, in a B6-6 Restricted Central Business District, on premises at 26 S. Canal Street and 500 W. Monroe Street, to provide the required accessory parking for the improvements situated within Business Planned Development No. 27 ("BPD No. 27"), as amended; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 3, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on September 15, 1989, December 15, 1989 and January 19, 1990 after due notice thereof by publication in the Chicago Tribune on August 28, 1989; and

WHEREAS, the district maps show that the premises is located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-6 Restricted Central Business District; that the subject site is improved with a five-story parking garage containing 1,100 required parking spaces for BPD No. 27; that the site was removed from the boundaries of BPD No. 27 after approval by the Chicago Plan Commission on May 16, 1985 and concurrence by ordinance of the City Council on April 1, 1987; that the applicant proposes to raze the existing garage structure and erect a multi-story office building with ground level retail space with approximately 1,300 garage parking spaces in the building and upon completion designate 1,100 of said spaces to fulfill the parking requirements for BPD No. 27, pursuant to the provisions of a certain Deed of Easement; that the proof presented indicates that the proposed parking facility is necessary for the public convenience at this location to fulfill the parking requirements of BPD No. 27, as amended; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking facility to be operated under the conditions hereinafter set forth;

MINUTES OF MEETING

September 15, 1989, December 15, 1989 and
January 20, 1990
Cal. No. 222-89-S

and that the proposed use will be compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the designation of 1,100 parking spaces within a proposed multi-story parking structure as part of a multi-story office building, on premises at 26 S. Canal Street and 500 West Monroe Street, to satisfy the required accessory parking for the improvements situated within BPD No. 27, as amended, upon condition that such parking requirement is abated and suspended until completion of construction pursuant to the terms of the Board's resolution in Calendar No. 223-89-A; that a true and correct copy of the submitted and hereby approved Deed of Easement dated January 16, 1990, which document is made part of the record, shall be recorded upon the title of the subject site in the Office of the Cook County Recorder of Deeds as evidence of necessary possession required under Section 5.8-5 of the Chicago Zoning Ordinance; that such recording shall be made prior to the issuance of a building permit for the aforesated building; 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: Tishman Speyer Gateway Garage Venture,
a Limited Partnership
APPEARANCES FOR: Gregory H. Furda
APPEARANCES AGAINST:

CAL. NO. 223-89-A

MAP NO. 2-F

MINUTES OF MEETING
September 15, 1989,
December 15, 1989,
January 19, 1990

PREMISES AFFECTED— 26 S. Canal Street and 500 W. Monroe Street

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
James E. Caldwell	x		
Anthony J. Fornelli	x		
Thomas S. Moore	Abstain		

THE RESOLUTION:

WHEREAS, Tishman Speyer Gateway Garage Venture ("TSGG"), for Tishman Speyer Gateway Properties ("TSGP"), The Equitable Life Assurance Society of the United States ("Equitable") and Gateway IV Joint Venture ("Gateway IV"), owners of certain improvements in Business Planned Development No. 27, (Air Rights), as amended, on August 3, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the suspension of the 1,100 parking spaces in a five-story parking facility as required parking for the Business Planned Development No. 27 (Air Rights), as amended ("BPD No. 27") until completion of a proposed garage and office space building on the subject site, on premises at 26 S. Canal Street and 500 W. Monroe Street, at which time said required parking spaces will be reinstated within said proposed building; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 3, 1989, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §11.10-5;

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on September 15, 1989, December 15, 1989 and January 19, 1990; and

WHEREAS, the district maps show that the premises is located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B6-6 Restricted Central Business District; that on April 1, 1987, the City Council approved the removal of the subject site from the boundaries of BPD No. 27; that the site is improved with a five-story parking garage containing the 1,100 off-site automobile parking spaces necessary to fulfill the parking requirements for BPD No. 27; that the owner of the property, TSGG, proposes to raze said building and erect a multi-story office building with ground level retail space and approximately 1,300 off-street parking spaces in the building; that TSGG requests a temporary abatement of the 1,100 parking spaces required for BPD No. 27 for a period of approximately 36 months from the date of completion of demolition of the existing garage or March 1, 1990, whichever first occurs, subject to an additional 12 month extension that may be necessary because of a

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September 15, 1989, December 15, 1989 and
January 19, 1990

Cal. No. 223-89-A

delay in completion of the garage portion of the proposed improvement caused by or arising out of a condition or event beyond the reasonable control of TSGG which prevents it from completing the aforementioned garage portion; that upon completion of construction of the proposed garage and office development, TSGG will reinstate at the same location the 1,100 parking spaces required for the BPD No. 27; that the subject site is located in an area serviced by many existing public parking facilities and that several public parking garages are under construction at this time which will absorb the demand for public parking spaces during the demolition and construction period; that although there may be increased short-term parking demands in this area of the Loop as a result of the temporary suspension of the existing 1,100 parking space facility, significant long-term benefits will accrue upon completion of this higher use; 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 allow the abatement and suspension of the 1,100 parking spaces required for Business Planned Development No. 27, as amended, in the five-story parking garage, on premises at 26 S. Canal Street and 500 W. Monroe Street, until completion of a proposed multi-story office building containing approximately 1,300 garage parking spaces at the subject site, at which time the 1,100 parking spaces required for said Planned Development shall be designated within said proposed building as provided in Calendar No. 222-89-S; that the period of abatement shall be for 36 months from the date of completion of demolition of the existing parking garage or March 1, 1990, whichever first occurs, provided that this abatement period may be extended an additional 12 months if necessary because of delay of completion of the proposed improvement caused by or arising out of a condition or event beyond the reasonable control of the appellant; and that upon completion and licensing of the proposed garage in the proposed office building on the subject site, the special use granted in Calendar No. 222-89-S shall be reinstated.

MINUTES OF MEETING
January 19, 1990

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on February 16, 1990.

Marian Rest

Secretary