

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, September 15, 1989

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

James E. Caldwell
Roula Alakiotou
Anthony J. Fornelli

MINUTES OF MEETING
September 15, 1989

Member Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 18, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Jozef Rozowicz
APPEARANCES FOR: Jozef Rozowicz
APPEARANCES AGAINST:

CAL. NO. 210-89-Z
MAP NO. 9-0
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 3726 N. Ottawa 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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Jozef Rozowicz, owner, on July 21, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the dormering of the 2nd floor of a 1½-story frame single-family residence and the attachment of an existing garage and 2nd story addition above, whose south side yard will be 0.8' instead of 4' and with no rear yard instead of 30 feet, on premises at 3726 N. Ottawa Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 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, §6.4-1, §7.8-2(2), §7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1989 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 an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with an approximately 60-year old 1½-story frame single-family residence located in the rear of the 30' x 160' lot and an existing garage structure; that the applicant proposes to dormer the 2nd floor of the existing residential structure, remove the existing detached garage, and replace it with a new attached 2-car garage with a 2nd story room addition above; 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 dormering of the existing residential structure and 2nd floor addition to the garage is necessary to meet the needs of the applicant and his family; that the plight of the owner is due to the location of the existing residence on the rear of this narrow lot and that to add an addition to the front of the structure would be architecturally and economically unfeasible; that the proposed new garage will replace an existing deteriorated garage and that the 2nd floor addition above the garage will not exceed the height of the existing residential building; that the proposed dormering of the existing residential structure will not impair an adequate supply of light and air to adjacent properties;

MINUTES OF MEETING

September 15, 1989

Cal. No. 210-89-Z

and that the variations, if granted, will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the 2nd floor of a 1½-story frame single-family residence and the attachment of a new garage and 2nd story addition above, whose south side yard will be 0.8' instead of 4' and with no rear yard instead of 30 feet, on premises at 3726 N. Ottawa Avenue, upon condition that the 2nd floor addition shall contain only a family room and playroom as per the plans submitted and shall not contain a kitchen facility nor be used as a separate dwelling unit in violation of the subject site's single-family dwelling zoning; 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: Robert Lopez-Cepero

CAL. NO. 211-89-Z

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 3912 N. Lincoln Avenue (Byron Street frontage)

SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Rev. Edward Tardy

CAL NO. 212-89-Z

APPEARANCES FOR:

MAP NO. 14-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED— 5529-31 S. Green Street

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Michael A. Bland
 APPEARANCES FOR: Michael A. Bland
 APPEARANCES AGAINST:

CAL. NO. 213-89-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 3711 N. Greenview Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE RESOLUTION:

Michael A. Bland, for Robert L. Paladino, Jr., owner, on July 27, 1989, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a partial 4th story addition to a 3-story brick 2-dwelling unit building, with no side yards instead of 2.5 feet each, and which addition will result in a 12.5% (457 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 3711 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.5-4, §7.8-4, §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 September 15, 1989 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 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 building which is presently being deconverted from three dwelling units to two dwelling units; that the owner proposes to erect a partial 4th story addition to the 3-story building resulting in an increase in floor area of 457 sq. ft.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary in the deconversion of the building to modern, livable dwelling units; that the plight of the owner is due to the existing building's location in the required side yards and the allowable floor area; that the proposed partial 4th story addition will be located approximately 14 feet from the front of the existing building and will be hardly discernable from the street; and that the variations, if granted, will not alter the essential character of the locality in that most of the improvements in the block are built to side lot lines and many of which exceed the allowable floor area; it is therefore

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

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

MINUTES OF MEETING

September 15, 1989

Cal. No. 213-89-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 partial 4th story addition to a 3-story brick 2-dwelling unit building, with no side yards instead of 2.5 feet each, and which addition will result in a 12.5% (457 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 3711 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: James Ganley

CAL. NO. 214-89-Z

HEARINGS FOR:

MAP NO. 3-H

HEARINGS AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED-- 845 N. Hoyne Avenue

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

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Samuel C. Madonia
 APPEARANCES FOR: Samuel C. Madonia
 APPEARANCES AGAINST:

CAL NO. 215-89-Z
 MAP NO. 13-G
 MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 1035-51 W. Berwyn 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

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

THE RESOLUTION:

WHEREAS, Samuel C. Madonia, for Bank of Ravenswood, Tr. #25-9114, owner, on August 2, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 7-dwelling unit townhouse building, whose south rear yard will be 8.84 feet instead of 30 feet, on premises at 1035-51 W. Berwyn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 14, 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, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1989 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 an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on February 29, 1980, the City Council rezoned the site from B2-4 to R5 General Residence; that the subject site is a 53 feet by 150 feet reversed corner lot fronting on both W. Berwyn Avenue and N. Kenmore Avenue; that the applicant proposes to erect a 3-story 7-dwelling unit townhouse 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 requested rear yard variation is necessary to erect the 3-story 7-dwelling unit townhouse building as designed to make the project economically feasible; that the plight of the owner is due to the short depth of the subject lot; and that the proposed 3-story 7-dwelling unit townhouse building will be compatible with the existing residential 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

MINUTES OF MEETING

September 15, 1989

Cal. No. 215-89-Z

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 7-dwelling unit townhouse building, whose south rear yard will be 8.84 feet instead of 30 feet, on premises at 1035-51 W. Berwyn 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: De La Salle Institute
APPEARANCES FOR: Brother Michael Quirk
APPEARANCES AGAINST:

CAL. NO. 216-89-S
MAP NO. 8-E
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 3455 S. Wabash Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE RESOLUTION:

WHEREAS, De La Salle Institute, owner, on July 31, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 5' x 10' illuminated high school bulletin board at the southwest corner of the school property, in an R5 General Residence District, on premises at 3455 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 5, 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, §7.4-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1989 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 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 an improved accessory parking lot used by the applicant school; that the applicant proposes to erect a 5 feet by 10 feet illuminated high school bulletin board set atop a 9-foot pole; that the proposed bulletin board will be located inside the existing parking lot with a crushed rock island abutting the entrance/exit to the parking lot; that the proposed use is necessary for the public convenience at this location to publish information concerning school events to students and the immediate community; that the public health, safety and welfare will be adequately protected in that the proposed bulletin board is completely located within school property and does not overhang public ways in any manner; 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 erection of a 5 feet by 10 feet illuminated bulletin board atop a 9 foot pole at the southwest corner of the school property, on premises at 3455 S. Wabash Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

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

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

APPLICANT: Boarding Home Social Services Association

CAL. NO. 217-89-S

PEARANCES FOR:

MAP NO. 4-J

PEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED— 3256 W. Douglas Boulevard

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Midway Church of God
 APPEARANCES FOR: Jerome E. Cihak, Rev. L.M. Busby
 APPEARANCES AGAINST:

CAL. NO. 218-89-S
 MAP NO. 10-L
 MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED-- 5106-14 W. 47th 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Midway Church of God, for First National Bank of Blue Island, Tr. #88092 and Sophie Goodman, owners, on August 15, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 500-seat church building, in a B2-1 Restricted Retail District, on premises at 5106-14 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §8.3-4, §8.4-4, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1989 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 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 subject site is located in a B2-1 Restricted Retail District; that the applicant church has outgrown its present facilities at 5004 S. Kedvale Avenue and that the establishment of the applicant church at the subject site location is necessary to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide needed services in the community and which will provide adequate off-street parking at the site and at a proposed off-site accessory parking lot to be established at 5049-59 W. 47th Street in Cal. No. 219-89-S; that the proposed church is located in a sparsely improved business zoned strip directly south of a residential district and 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 erection of a 500-seat church building,

MINUTES OF MEETING

September 15, 1989

Cal. No. 218-89-S

on premises at 5106-14 W. 47th Street, upon condition that the parking area for 13 automobiles located on the east portion of the site shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the parking area shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails not less than 2 feet high shall be provided along the east and north lot lines; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential properties; that ingress and egress shall be from W. 47th Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Midway Church of God
APPEARANCES FOR: Jerome E. Cihak, Rev. L.M. Busby
APPEARANCES AGAINST:

CAL. NO. 219-89-S
MAP NO. 12-L
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 5049-59 W. 47th 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

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

THE RESOLUTION:

WHEREAS, Midway Church of God, for First National Bank of Blue Island, Tr. #88092, owner, on August 15, 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 B4-1 Restricted Service District, on premises at 5049-59 W. 47th Street, to fulfill the parking requirements for a proposed 500-seat church at 5106-14 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §8.3-4, §8.4-4, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1989 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 B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on September 15, 1989, the Board approved the erection of a 500-seat church building with on-site parking for 13 automobiles at 5106-14 W. 47th Street, in Cal. No. 218-89-S; that the proposed off-site accessory parking lot is necessary for the public convenience at the subject site to fulfill the parking requirements for said church building at 5106-14 W. 47th Street; 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 parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5049-59 W. 47th Street,

MINUTES OF MEETING

September 15, 1989

Cal. No. 219-89-S

to fulfill the parking requirements for a proposed 500-seat church building at 5106-14 W. 47th Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to the parking of private passenger automobiles belonging to the members of the church congregation 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 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails not less than 2 feet high shall be erected on the periphery of the lot, excepting the driveways; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential properties; that ingress and egress shall be from W. 47th Street; that the driveways shall be constructed in accordance with applicable ordinances; that there shall be no ingress nor egress from the alley abutting the site; that the parking 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 Section 5.8-5 of the zoning ordinance.

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

APPLICANT: Madge Alschuler

CAL. NO. 220-89-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED-- 536 W. Dickens Avenue

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

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Madge Alschuler
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 221-89-Z
MAP NO. 5-F
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 536 W. Dickens Avenue

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

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

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

APPLICANT:
 APPEARANCES FOR:
 APPEARANCES AGAINST:

Tishman Speyer Gateway Garage Venture,
 a Limited Partnership
 Gregory H. Furda

CAL. NO. 222-89-S

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—

Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

COPY

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, 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;

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

APPLICANT:
APPEARANCES FOR:
APPEARANCES AGAINST:

Tishman Speyer Gateway Garage Venture,
a Limited Partnership
Gregory H. Furda

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
x		
x		
x		
x		
Abstain		

COPY

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

COPY**MINUTES OF MEETING**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.

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

APPLICANT: Gentile Fitzgerald
APPEARANCES FOR: Gentile Fitzgerald
APPEARANCES AGAINST:

CAL. NO. 224-89-Z
MAP NO. 4-K
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 4246 W. Cullerton 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

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

THE RESOLUTION:

WHEREAS, Gentile Fitzgerald, owner, on August 8, 1989, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the establishment of an automobile parking space in front of a 2-story brick residence, which parking space will be located in the required front yard, on premises at 4246 W. Cullerton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.7-3, §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 September 15, 1989 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 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 brick residential building and a crushed rock driveway from the front lot line to the depth of the front yard when it meets the wall of the building to the east of the bay window of the applicant's residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to meet the needs of the owner; that the plight of the owner is due to unique circumstances in that the applicant is handicapped and the requested parking space in the front yard is necessary for the applicant to access his handicap-equipped automobile without excessive hardship; and that the proposed parking space, if granted, will be paved 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 establishment of an

MINUTES OF MEETING

September 15, 1989

Cal. No. 224-89-Z

automobile parking space in front of a 2-story brick residence, which parking space will be located in the required front yard, on premises at 4246 W. Cullerton Street, upon condition that the parking area shall be paved with asphalt or some other comparable all-weather dustless material; that a curb cut shall be provided and constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: William O'Brien
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 225-89-Z
 MAP NO. 3-H
 MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 1402-06 N. Paulina Street and 1347-51 N. Dean 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

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

THE RESOLUTION:

WHEREAS, William O'Brien, owner, on August 9, 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 addition to the north 1-story portion of an existing 1 and 3-story brick proposed 6-dwelling unit building with no north side yard instead of 7.25 feet and which addition will result in a 10.4% (1,042 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 1402-06 N. Paulina Street and 1347-51 N. Dean Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 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, §11.7-4(1) and §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 September 15, 1989 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 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 an irregular through lot with frontages on N. Dean Street and N. Paulina Street and is improved with a 1 and 3-story brick store and apartment building which is being deconverted from 10 dwelling units to 6 dwelling units; that the applicant proposes to erect a 2-story addition to the north 1-story portion of the existing residential building resulting in an increase in floor area of 1,042 sq. ft.; 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 modern, livable dwelling units in the deconversion of the building from 10 dwelling units to 6 dwelling units; that the plight of the owner is due to unique circumstances in that the existing building is presently built to the north lot line which necessitates the requested north side yard variation; and that the variations, if granted, will not alter the essential character of the locality in that many of the existing improvements

MINUTES OF MEETING

September 15, 1989

Cal. No. 225-89-Z

in this area do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred 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 addition to the north 1-story portion of an existing 1 and 3-story brick proposed 6-dwelling unit building, with no north side yard instead of 7.25 feet and which addition will result in a 10.4% (1,042 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 1402-06 N. Paulina Street and 1347-51 N. Dean 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: Kirby Collins

CAL. NO. 226-89-A

APPEARANCES FOR: None

MAP NO. 18-B

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED--- 2543½ E. 75th Street

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

ACTION OF BOARD---

Appeal dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 606

APPLICANT: A. Hall
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 227-89-A
MAP NO. 14-G
MINUTES OF MEETING
September 17, 1989

PREMISES AFFECTED-- 6235 S. Racine Avenue

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

ACTION OF BOARD--

Appeal dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

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

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

APPLICANT: B N B Truck Sales, Inc.
APPEARANCES FOR: Alan Barinholtz
APPEARANCES AGAINST:

CALL NO. 228-89-A
MAP NO. 10-F
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 4100 S. Union 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

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

THE RESOLUTION:

WHEREAS, B N B Truck Sales, Inc., for Union Building Corp., owner, on August 4, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sale of trucks in conjunction with the storage, repair and wholesaling of same, in an M2-3 General Manufacturing District, on premises at 4100 S. Union Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 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, §10.3-2."

and

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

WHEREAS, the district maps show that the premises is located in an M2-3 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-3 General Manufacturing District; that the appellant has operated a business for the wholesaling, repair and storage of trucks at the subject site for the past 12 years, which are all permitted uses in the M2-3 General Manufacturing zoning district; that the appellant may occasionally sell a truck at retail in the operation; that no signs advertising such a sale exist at the site; that occasional retail sale of trucks in conjunction with the existing permitted uses may be considered an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the retail sale of trucks, as an accessory use only, in conjunction with the storage, repair and wholesaling of same, on premises at 4100 S. Union Avenue, upon condition that there shall be no signs at the subject site offering the sale of vehicles at retail; 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: Alejandra Alferes
APPEARANCES FOR: Jose Alferes
APPEARANCES AGAINST:
PREMISES AFFECTED— 2459 S. St. Louis Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CALL NO. 229-89-A
MAP NO. 6-J
MINUTES OF MEETING
 September 15, 1989

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

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

THE RESOLUTION:

WHEREAS, Alejandra Alferes, for Anacleto De Santiago, owner, on August 9, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 2459 S. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 8, 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 September 15, 1989; 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 non-conforming store in the 2-story brick store and apartment building on the subject site has been previously occupied by business uses, the last use having been a barber shop, a B1 use; that the appellant seeks to establish a beauty shop, a B1 use, in the subject store; that although the former use ceased operation several years ago, the fixtures have remained intact during the interim period and there was no intent to abandon the premises for business use; that the establishment of a beauty shop in the subject store is a proper 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 beauty shop in a 2-story brick store and apartment building, on premises at 2459 S. St. Louis Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Angie Thanoukos
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 150-89-A
MAP NO. 5-M
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 6149 W. Grand Avenue

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

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

APPLICANT: Gabino Ochoa
 APPEARANCES FOR: Joaquin Ochoa
 APPEARANCES AGAINST:

CAL. NO. 173-89-A
 MAP NO. 4-G
 MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 1312 W. Cullerton Street

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

ACTION OF BOARD—

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 James E. Caldwell
 Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Gabino Ochoa, owner, on May 23, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a social club into 3-dwelling units in a 4-story brick building containing said club, 6 dwelling units and 10 lodging rooms, in an R4 General Residence District, on premises at 1312 W. Cullerton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 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, §7.5-4, §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 September 15, 1989; 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 4-story brick building, approximately 80 years old, containing a social club on the first floor, 6 dwelling units and 10 lodging rooms; that the appellant seeks to convert the social club area into 3 dwelling units; that testimony presented was insufficient to indicate that the subject building contained 6 dwelling units and 10 lodging rooms prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; it is therefore

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

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

APPLICANT: Joe Taylor
 APPEARANCES FOR: Herbert M. Levin
 APPEARANCES AGAINST:

CAL. NO. 163-89-S
 MAP NO. 22-F
 MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 9407 S. Perry 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

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

THE RESOLUTION:

WHEREAS, Joe Taylor, for New Progressive M.B. Church, owner, on May 30, 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 an R2 Single-Family Residence District, on premises at 9407 S. Perry Avenue, to fulfill the parking requirements for a 360-seat church and proposed addition at 9406 S. Perry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 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, §7.4-2, §7.12-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 1989 after due notice thereof by publication in the Chicago Tribune on July 3, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the proposed off-site accessory parking lot is necessary for the public convenience at this location to fulfill the parking requirements for a 360-seat church and proposed addition at 9406 S. Perry Avenue; 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 parking lot located directly across the street from the subject church 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 9407 S. Perry Avenue, to fulfill the parking requirements for a 360-seat church and proposed addition at 9406 S. Perry Avenue, upon condition that no use shall be made of the property for the

MINUTES OF MEETING

September 15, 1989

Cal. No. 163-89-S

purpose requested until the following conditions shall have been complied with: that the use of the parking lot shall be limited to the parking of private passenger automobiles belonging to the members of the church congregation and that no commercial vehicles shall be parked upon said lot at any time; that a landscaped 20 foot setback, excepting the driveway area, shall be provided on the S. Perry Avenue frontage; that the balance of the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails, not less than 2 feet high shall be erected on the periphery of the lot, excepting the driveway; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential property; that ingress and egress shall be from S. Perry Avenue; that the alley abutting the parking lot shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant church; and that all other 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 §5.8-5 of the zoning ordinance.

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

APPLICANT: Larry Higgs
APPEARANCES FOR: Larry Higgs
APPEARANCES AGAINST:

CAL. NO. 230-89-A
MAP NO. 16-H
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED-- 2333 W. Marquette Road

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Larry Higgs, for Sachs Realty, owner, on July 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a 4-story brick store and apartment building, in an R3 General Residence District, on premises at 2333 W. Marquette Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 17, 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 September 15, 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 proposed use is to be located in an R3 General Residence District in a non-conforming store in a 4-story brick multi-store and apartment building; that the subject store has been occupied by business uses, the last use having been a clothing manufacturing business; that the applicant proposes to sell second-hand merchandise such as used books, toys, clothes and small furniture and some new clothing items; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand store in a 4-story brick multi-store and apartment building, on premises at 2333 W. Marquette Road, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Monday through Saturday; that no merchandise for sale shall be displayed or sold on the public sidewalk; 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: Paul Didier
APPEARANCES FOR: Paul Didier
APPEARANCES AGAINST:

CALL NO. 231-89-A
MAP NO. 11-K
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED-- 4506-08 N. Kasson 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

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

THE RESOLUTION:

WHEREAS, Paul Didier, owner, on July 25, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 2-story brick building as 6-dwelling units, in an R3 General Residence District, on premises at 4506-08 N. Kasson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.5-3, §7.12-1(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 September 15, 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 evidence presented indicates that the building on the subject site has been occupied as 6 dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 6 dwelling units, provided the building is brought into compliance with building code regulations; 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 2-story brick building, on premises at 4506-08 N. Kasson Avenue, as 6 dwelling units, upon condition that the building is brought into compliance with 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.

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

APPLICANT: Christine B. Herrera-Luck
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 232-89-A
MAP NO. 1-H
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 1943 W. Grand Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Gerardo Hernandez

CAL. NO. 233-89-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED-- 1550 W. Pearson Street

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

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Bevelene's Economy Candies
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 234-89-A
MAP NO. 26-F
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 10701 S. Halsted Street

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Dusan Bjelajac
APPEARANCES FOR: Dusan Bjelajac
APPEARANCES AGAINST:

CAL. NO. 235-89-A
MAP NO. 5-G
MINUTES OF MEETING
 September 15, 1989

PREMISES AFFECTED— 2235 N. Clybourn 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

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

THE RESOLUTION:

WHEREAS, Dusan Bjelajac, for Miloje Illicic, owner, on August 3, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 20' x 31' accessory garage at the rear of a 3-story brick non-conforming residential building, in an M1-2 Restricted Manufacturing District, on premises at 2235 N. Clybourn Avenue; 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, §5.6-2."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is improved with a 3-story brick building containing a permitted construction company office on the 1st floor and non-conforming dwellings above; that the proposed garage replaces a similar-sized garage at the site and is used by the appellant, a contractor, to store his personal vans; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a 20' x 31' accessory garage at the rear of a 3-story brick construction office and non-conforming dwelling building, on premises at 2235 N. Clybourn 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 800

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 236-89-A
MAP NO. 8-J
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED-- 3500 S. Kedzie Avenue (on railroad property)
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou

James E. Caldwell
Anthony J. Fornelli

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

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 237-89-A
MAP NO. 6-G
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 2525 S. Archer Avenue.

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 238-89-A

APPEARANCES FOR:

MAP NO. 6-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED— 2268 S. Lumber Street

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.

CAL. NO. 239-89-A

APPEARANCES FOR:

MAP NO. 18-E

APPEARANCES AGAINST:

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED— 7729 S. State Street

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.

APPEARANCES FOR:

CAL. NO. 240-89-A

MAP NO. 2-M

MINUTES OF MEETING

September 15, 1989

PREMISES AFFECTED— 5660 W. Taylor Street

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 241-89-A
MAP NO. 13-S
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED-- 9710 W. Foster Avenue

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

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 242-89-A
MAP NO. 1-G
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED-- 1009 W. Huron Street

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

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 243-89-A
MAP NO. 9-J
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED-- 3427 N. Drake Avenue

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

ACTION OF BOARD--

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 244-89-A
MAP NO. 1-G
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 456 N. Sangamon Street

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

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

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

APPLICANT: 3M/National Advertising Co.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 245-89-A
MAP NO. 9-J
MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 3399 N. Avondale Avenue (on railroad property)
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
James E. Caldwell
Anthony J. Fornelli

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

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

APPLICANT: 3M/National Advertising Co.

CAL NO. 246-89-A

APPEARANCES FOR:

MAP NO. 11-K

APPEARANCES AGAINST:

MINUTES OF MEETING
September 15, 1989

PREMISES AFFECTED— 4153 N. Kostner Avenue

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

ACTION OF BOARD—

Case continued to
November 17, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

MINUTES OF MEETING

September 15, 1989

Cal. No. 138-88-S

Elder Delmus A. Allen, for Sion Temple Church of God in Christ, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 1-story 325-seat church building on premises at 1756 W. 79th Street, approved by the Zoning Board of Appeals on July 15, 1988 in Calendar No. 138-88-S.

Mr. Allen stated that until recently the church was unable to obtain a financial commitment for the construction of the church building and that additional funds are now available to allow the construction to commence.

Chairman Kennon moved that the request for an extension of time be granted and the time extended to July 15, 1990 in order to obtain necessary building permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 15, 1989

Cal. No. 63-89-Z

Mr. John F. Pollick presented a written request for an extension of time in which to develop plans for construction on the property at 2028-36 N. Magnolia Avenue for which variations were granted by the Zoning Board of Appeals on March 17, 1989 for the erection of a 2½-story single-family residence, in Calendar No. 63-89-Z.

Mr. Pollick, an attorney representing American National Bank and Trust Co. of Chicago as trustee under Trust No. 108042-01 and owner of the property affected by the variations granted by the Board on March 17, 1989, states that on June 28, 1989 the Trust purchased the property from the original applicant for the variations, Urban Partners, Ltd. The Trust and its beneficiary, Lawrence I. Schulman, are presently working with an architect and others to develop plans for construction on the subject property which will ultimately require use of the benefits conferred by the variations previously granted by the Board. Due to the fact that the Trust purchased the property less than three months ago, comprehensive construction plans for the property have yet to be developed.

Chairman Kennon moved that the request for an extension of time be granted and the time extended to March 17, 1990 in which to develop plans and secure permits for the subject property at 2028-36 N. Magnolia Avenue, as provided in Calendar No. 63-89-Z. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 15, 1989

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on October 20, 1989.

Marianne Rest
Secretary