

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, February 19, 1988

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

The following were present and constituted a quorum:

Lawrence E. Kennon
Vice Chairman
Rafael R. Rios
Roula Alakiotou

MINUTES OF MEETING

February 19, 1988

Mr. Rios moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on January 22, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Rios and Alakiotou. Nays- None. Absent- Howlett.

* * * * *

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: Daniel P. Metzger
 APPEARANCES FOR: Daniel P. Metzger
 APPEARANCES AGAINST:

CAL. NO. 20-88-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 1858 N. Burling Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Daniel P. Metzger, owner, on January 6, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the installation of parking space within the ground floor front portion of a two-story frame single family residence, which portion of the building is situated in the required 15 feet front yard, on premises at 1858 N. Burling Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 30, 1987 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."

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a two-story frame single family residence with a two-car garage situated within the ground floor portion of the residence in the front yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the said parking space is necessary to meet the needs of the applicant; that the plight of the owner is due to unique circumstances in that there is no alley access to the subject property; and that the variation, if granted, will be compatible with similar parking facilities 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 installation of parking space within the ground floor portion of a two-story frame single family residence, which portion of the building is situated in the required 15 feet front yard, on premises at 1858 N. Burling 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: Janice K. Silvestri (attorney for owner)
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 21-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 1010 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
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Janice K. Silvestri, for Tom Sosnoff, owner, on December 11, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of an 869 sq. ft. addition on the roof of a two-story brick commercial building to be converted to a single family dwelling, which addition will provide no rear yard instead of 30 ft. and will exceed by less than 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1010 W. George Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 4, 1987 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, §7.9-4, §11.7-4(1)(7)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant seeks to erect an 869 sq. ft. master bedroom suite and an outdoor deck addition on the roof of the subject site two-story brick commercial building to be converted to a single family residence, which will exceed by less than 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the proposed roof addition will be 19 ft. 4 ins. in height above the existing two-story building and will be located entirely within the required 30 feet rear yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to unique circumstances in that as the existing building was originally constructed from lot line to lot line the only available place to erect the needed addition and outdoor deck is on the roof, and that the proposed roof addition must follow the existing building line for construction reasons; and that the variations, if granted, will not

MINUTES OF MEETING

February 19, 1988

Cal. No. 21-88-Z

alter the essential character of the locality in that the proposed addition will occupy a minimal rear portion of the roof and will not alter the facade of the two-story structure on the subject site; 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 869 sq. ft. addition on the roof of a two-story brick commercial building to be converted to a single family residence, which addition will provide no rear yard instead of 30 feet and will exceed by less than 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1010 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 808

APPLICANT: Jim Kruger and Scott Kruger
 APPEARANCES FOR: Jim Kruger
 APPEARANCES AGAINST:

CAL. NO. 22-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 2446 N. Janssen Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Jim Kruger and Scott Kruger, for American National Bank, Tr. #103243-09, owner, on January 11, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story single family residence whose front yard will be 4 feet instead of 14 feet and with no north side yard instead of 2.5 feet, on premises at 2446 N. Janssen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1987 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, §11.7A-4(1)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on December 16, 1987 the City Council rezoned the subject site from R3 to R4 General Residence for the proposed two-story single family residence structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed two-story single family residence as designed cannot be built on the subject 25 ft. by 117 ft. lot without the requested variations; that the plight of the owner is due to the limited size of the lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front and north side yards will conform with the majority of the residential improvements in 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 erection of a two-story single family residence, whose front yard will be 4 feet instead of 14 feet and with no north side yard instead of 2.5 feet, on premises at 2446 N. Janssen 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: Jim Kruger and Scott Kruger
A. APPEARANCES FOR: Jim Kruger
APPEARANCES AGAINST:

CAL. NO. 23-88-Z
MAP NO. 7-G
MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED-- 2450 N. Janssen Avenue
SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jim Kruger and Scott Kruger, for American National Bank, Tr. #103243-09, owner, on January 11, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story single family residence, whose front yard will be 4 feet instead of 14 feet and with no north side yard instead of 2.6 feet, on premises at 2450 N. Janssen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1987 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, §11.7A-4(1)."

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on December 16, 1987 the City Council rezoned the subject site from R3 to R4 General Residence for the proposed two-story single family residence structure; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed two-story single family residence as designed cannot be built on the subject 26 feet by 117 feet lot without the requested variations; that the plight of the owner is due to the limited size of the subject site lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front and north side yards will conform with the majority of the residential improvements in 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 erection of a two-story single family residence, whose front yard will be 4 feet instead of 14 feet and with no north side yard instead of 2.6 feet, on premises at 2450 N. Janssen 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: Jim Kruger and Scott Kruger
 APPEARANCES FOR: Jim Kruger
 APPEARANCES AGAINST:

CAL. NO. 24-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 2443 N. Janssen Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Jim Kruger and Scott Kruger, for American National Bank, Tr. #10-332203, owner, on January 11, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story single family residence, whose front yard will be 8 feet instead of 15 feet and with no north side yard instead of 2.5 feet, on premises at 2443 N. Janssen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1987 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, §11.7A-4(1)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on December 16, 1987 the City Council rezoned the subject site from R3 to R4 General Residence for the proposed two-story single family residence structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed two-story single family residence structure as designed cannot be built on the subject site 25 feet by 129.5 feet lot without the requested variations; that the plight of the owner is due to the limited size of the subject site lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front and north side yards will conform with the majority of the residential improvements in 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 erection of a two-story single family residence, whose front yard will be 8 feet instead of 15 feet and with no north side yard instead of 2.5 feet, on premises at 2443 N. Janssen Avenue, upon condition that all applicable ordinances of the

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

APPLICANT: Love Cathedral Community Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 5100-16 S. Halsted Street

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

ACTION OF BOARD--

Case continued to
March 18, 1988.

CAL NO. 25-88-S

MAP NO. 12-G

MINUTES OF MEETING

February 19, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: The Mid-City National Bank of Chicago
 APPEARANCES FOR: Mark G. Henning
 APPEARANCES AGAINST:

CAL. NO. 26-88-S
 MAP NO. 2-G
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 9-39 S. Green Street, 814-22 W. Monroe Street and 817-23 W. Madison Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, The Mid-City National Bank of Chicago, owner, on January 4, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot (which will include a bank facility and drive-through) for the parking of private passenger automobiles, partly in a B5-5 General Service District and partly in an M1-3 Restricted Manufacturing District, on premises at 9-39 S. Green Street, 814-22 W. Monroe Street and 817-23 W. Madison Street, to serve a bank located at 801 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 4, 1987 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, §8.4-5, §8.11-4, §10.4-1, §10.16-1."

and

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

WHEREAS, the district maps show that the premises are located partly in a B5-5 General Service District and partly in an M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located partly in a B5-5 General Service District and partly in an M1-3 Restricted Manufacturing District; that it is proposed to establish an accessory parking lot at the subject site which will include a 4,000 sq. ft. building to be built to house the applicant bank's computer facility and also 4 drive-through teller stations on the north half of the subject property; that a parking lot is necessary for the public convenience at this location to provide additional customer and employee parking for the applicant bank located at 801 W. Madison Street; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot, located across an alley from the applicant bank and an improved 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

MINUTES OF MEETING

February 19, 1988

Cal. No. 26-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot (which will include a bank facility and drive-through lanes) for the parking of private passenger automobiles, on premises at 9-39 S. Green Street, 814-2 W. Monroe Street and 817-23 W. Madison Street, to serve a bank located at 801 W. Madison Street, 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 belonging to customers and employees of the applicant bank and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting driveways, with fencing consistent with the fencing erected on the applicant's parking lot located at 12-40 S. Halsted Street; that striping shall be provided; that lighting shall be provided; that ingress and egress to the parking lot shall be from S. Green Street and W. Monroe Street; that the hours of operation shall be limited to normal banking hours, 8 A.M. to 7 P.M.; that appropriate security shall be provided. 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. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Just Us Enterprises, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 1800 W. 21st Place

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

ACTION OF BOARD--

Case continued to
March 18, 1988.

CAL NO. 27-88-S

MAP NO. 4-H

MINUTES OF MEETING

February 19, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

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

APPLICANT: Nikki Lewis
 APPEARANCES FOR: Sandra Kallis, Nikki Lewis
 APPEARANCES AGAINST:

CAL. NO. 28-88-S
 MAP NO. 8-G
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED--- 3201 S. Racine Avenue
 SUBJECT--- Application for the approval of a special use.

ACTION OF BOARD---

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Dwayne Hudson, for Stella Murawski, owner, on January 19, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a two-story brick building, in an R4 General Residence District, on premises at 3201 S. Racine Avenue, which application was subsequently amended to substitute Nikki Lewis as the applicant and lessee; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1988 reads:

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a three-story brick 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 existing tavern in the subject building has been in existence for 50 years; that on February 19, 1988 the application in this case was amended by Sandra Kallis, agent for the owner of the premises, Stella Murawski, to substitute Nikki Lewis as the potential licensee of the tavern at the subject site for the original applicant Dwayne Hudson; that the new applicant, Nikki Lewis, proposes to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to 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

MINUTES OF MEETING

February 19, 1988

Cal. No. 28-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a three-story brick building, on premises at 3201 S. Racine Avenue, 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 Nikki Lewis or her 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 continued 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: St. Dorothy Church/Link Unlimited
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 29-88-A
MAP NO. 18-E
MINUTES OF MEETING
February 19, 1988

PREMISES AFFECTED-- 7759 S. Eberhart Avenue

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

ACTION OF BOARD--

Case continued to
March 18, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
Rafael R. Rios

APFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Oscar Salogaistor
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 30-88-A
MAP NO. 6-I
MINUTES OF MEETING
February 19, 1988

PREMISES AFFECTED— 3102 W. 25th Street

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

ACTION OF BOARD—

Case continued to
March 18, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Jong Hwa Kim
 APPEARANCES FOR: John Hwa Kim
 APPEARANCES AGAINST:

CAL. NO. 31-88-A
 MAP NO. 3-K
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED-- 4203 W. North Avenue

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jong Hwa Kim, for Albert Ferreri, owner, on January 4, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit audio/video repairs in conjunction with retail sales in a three-story brick store and apartment building, in a B3-1 General Retail District, on premises at 4203 W. North Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1988; and

WHEREAS, the district maps show that the premises are located in a B3-1 General 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 B3-1 General Retail District; that the subject store is presently occupied by an audio/video retail sales business, a permitted use in a B3-1 zoning district; that the appellant operates the retail sales business and is seeking a license to repair audio/video equipment; that the repair of said equipment is accessory to the principal retail sales activity; 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 audio/video repairs, as an accessory use only, in conjunction with retail sales in a three-story brick store and apartment building, on premises at 4203 W. North Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Wail Ziyad
 APPEARANCES FOR: Wail Ziyad
 APPEARANCES AGAINST:

CAL. NO. 32-88-A
 MAP NO. 2-J
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED-- 620 S. Central Park Avenue

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

ACTION OF BOARD--

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

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Wail Ziyad, for Manley Mansker, owner, on January 8, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the basement of a three-story brick apartment building, in an R4 General Residence District, on premises at 620 S. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1987 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 February 19, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the non-conforming store in the basement of the three-story brick apartment building on the subject site has been previously occupied by a grocery store, which use ceased operation approximately a year ago; that City of Chicago records indicate that a food purveyor license was issued for the subject store in August of 1986 and expired on December 31, 1986; that the applicant leased the subject store on November 30, 1987 for the purpose of establishing a grocery store and applied for a food purveyor's license on December 4, 1987; 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 grocery store in the basement of a three-story brick apartment building, on premises at 620 S. Central Park Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises 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: Juan C. Rodriguez
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 33-88-A
MAP NO. 4-G
MINUTES OF MEETING
February 19, 1988

PREMISES AFFECTED-- 1515 W. 18th Place

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

ACTION OF BOARD--

Case continued to
March 18, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Yolanda Taylor
 APPEARANCES FOR: Yolanda Taylor
 APPEARANCES AGAINST:

CAL. NO. 34-88-A
 MAP NO. 3-K
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 1102 N. Pulaski 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
 Michael J. Howlett
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Yolanda Taylor, for Louis and Joyous Masco, owner, on January 19, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon in a one and two-story brick store and apartment building, in an R3 General Residence District, on premises at 1102 N. Pulaski Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 February 19, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the one and two-story brick store and apartment building on the subject site has been continuously occupied by business uses, the last use having been a real estate office, a B2 use, which ceased operation approximately 9 months ago; that the change of use to a beauty salon, a B1 use, 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 beauty salon in a one and two-story brick store and apartment building, on premises at 1102 N. Pulaski Road, upon condition that the hours of operation shall be limited to the hours between 9:30 A.M. and 7 P.M., Tuesdays 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 806

APPLICANT: Gerald A. Ambrose and Colleen McGeady Ambrose
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 233-87-Z
MAP NO. 5-F
MINUTES OF MEETING
February 19, 1988

PREMISES AFFECTED— 1830-32 N. Orchard Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
March 18, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Rafael R. Rios	X		

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

APPLICANT: Hoving & Sons, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 1132-56 W. Carroll Avenue

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

ACTION OF BOARD--

Case continued to
May 20, 1988.

CAL. NO. 236-87-S

MAP NO. 1-G

MINUTES OF MEETING

February 19, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Bargain Auto Parts, Inc.
 APPEARANCES FOR: Daniel T. Coyne
 APPEARANCES AGAINST:

CAL. NO. 260-87-S
 MAP NO. 1-I
 MINUTES OF MEETING
 February 19, 1988

PREMISES AFFECTED— 600-38 N. Sacramento Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Bargain Auto Parts, Inc., for Richard and Hannah Niewarowski, owners, on October 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the continued operation of an existing automobile junk yard, in an M2-2 General Manufacturing District, on premises at 600-38 N. Sacramento Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 17, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1988 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

WHEREAS, the district maps show that the premises are located in an M2-2 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 said use is located in an M2-2 General Manufacturing District; that the subject site is a 65,155 square feet parcel of land improved with a one-story commercial building containing 8 automobile bays; that the subject site has been continuously used as a junk yard for the past 18 years; that the applicant leased the site in October of 1987 for the purpose of dismantling used automobiles for resaleable parts; that all work is done within the building on the site; that no mechanical crushers or shredders are utilized in the operation; that there is no stacking of automobiles on the premises; that the dismantled automobiles are picked up by another party approximately every three weeks; that traffic will enter the site from W. Ohio Street; that the yard area is used for the storage of automobiles awaiting dismantling; that the said use is necessary for the public convenience at this location to provide a necessary service to the community; that the public health, safety and welfare will be adequately protected in the use which will be operated in compliance with the regulations of the Environmental Control Division of the Department of Consumer Services of the City of Chicago and in compliance with the performance standards established in Article 10 of the zoning ordinance; that the subject site is located in an area surrounded by manufacturing uses and that the continued operation of an automobile dismantling operation will not cause substantial injury to the value of other property in the area; it is therefore

MINUTES OF MEETING

February 19, 1988

Cal. No. 260-87-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continued operation of an existing automobile junk yard, on premises at 600-38 N. Sacramento Boulevard, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Monday through Friday and 8 A.M. and 4 P.M., Saturday; that an 8 feet high slatted wood fence shall be erected on the periphery of the site excepting the driveway; that the use shall be conducted in compliance with the regulations of the City of Chicago Environmental Control Division of the Department of Consumer Services; that the use shall at all times be operated in compliance with the performance standards established under Article 10 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

February 19, 1988

Cal. No. 294-86-S and

Cal. No. 295-86-S

Rev. Alfred Jefferson, for Greater Rosehill Missionary Baptist Church, presented a request for an extension of time in which to obtain permits for the legalization of a church in a two-story brick building on premises at 3137-39 W. Roosevelt Road and for the establishment of an off-site accessory parking lot on leased land located at 1214-18 S. Troy Street for the parking of private passenger automobiles to fulfill the parking requirements for said church, which uses were approved on October 17, 1986 in Calendar Nos. 294-86-S and 295-86-S.

Rev. Jefferson stated that new blueprints for the building could not be obtained in time to secure the necessary permits to fulfill the special uses approved.

Vice Chairman Kennon moved that the request for an extension of time to obtain the necessary permits be granted and the time extended to October 17, 1988. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Rios and Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING

February 19, 1988

Prior to adjournment, Vice Chairman Kennon moved that the following be considered by the Board:

That on September 18, 1987, Mr. Thomas J. Murphy, on behalf of Paxton Landfill Corporation, filed an application for a special use for the establishment of a sanitary landfill on an approximately 130 acre site bounded by E. 116th Street, S. Yates Avenue, E. 119th Street, S. Paxton Avenue, E. 120th Street, S. Merrill Avenue, E. 118th Street, and S. Stony Island Avenue, and known as 11601 S. Stony Island Avenue.

That on February 24, 1984, in Calendar No. 190-83-S, the Board denied Paxton Landfill Corporation a similar special use request for the aforesaid site, which actually was a request to extend the termination date of November 30, 1983 for the west approximately 60 acres previously approved by the Board on April 11, 1975, and for the expansion of approximately 70 acres to the east. The Board's decision was upheld by the Appellate Court on March 20, 1985, in essence due to improper filing of the administrative review by the applicant.

That in February, 1984, the City Council passed an ordinance establishing a moratorium on the creation or expansion of sanitary landfills, as amended, until February 1, 1989.

That inasmuch as the provisions of the Chicago Zoning Ordinance are cumulative with all other ordinances of the City of Chicago and that the Board's approval in all cases is conditioned upon compliance with all other ordinances, it would be nonproductive at this time to hold a public hearing on this matter pending the existing moratorium ordinance.

Vice Chairman Kennon then moved that the Board not docket the Paxton Landfill special use application and that the application be returned to Mr. Murphy intact. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Rios, Alakiotou. Nays- None. Absent- Howlett.

COPY

MINUTES OF MEETING

February 19, 1988

Prior to adjournment, Vice Chairman Kennon moved that the following be considered by the Board:

That on September 18, 1987, Mr. Thomas J. Murphy, on behalf of Paxton Landfill Corporation, filed an application for a special use for the establishment of a sanitary landfill on an approximately 130 acre site bounded by E. 116th Street, S. Yates Avenue, E. 119th Street, S. Paxton Avenue, E. 120th Street, S. Merrill Avenue, E. 118th Street, and S. Stony Island Avenue, and known as 11601 S. Stony Island Avenue.

That on February 24, 1984, in Calendar No. 190-83-S, the Board denied Paxton Landfill Corporation a similar special use request for the aforesaid site, which actually was a request to extend the termination date of November 30, 1983 for the west approximately 60 acres previously approved by the Board on April 11, 1975, and for the expansion of approximately 70 acres to the east. The Board's decision was upheld by the Appellate Court on March 20, 1985, in essence due to improper filing of the administrative review by the applicant.

That in February, 1984, the City Council passed an ordinance establishing a moratorium on the creation or expansion of sanitary landfills, as amended, until February 1, 1989.

That inasmuch as the provisions of the Chicago Zoning Ordinance are cumulative with all other ordinances of the City of Chicago and that the Board's approval in all cases is conditioned upon compliance with all other ordinances, it would be nonproductive at this time to hold a public hearing on this matter pending the existing moratorium ordinance.

Vice Chairman Kennon then moved that the Board not docket the Paxton Landfill special use application and that the application be returned to Mr. Murphy intact. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Rios, Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING
February 19, 1988

Ms. Alakiotou moved than the Board do now adjourn.

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

Marianne Reel
Secretary