

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 17, 1988
at 9:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

Lawrence E. Kennon
Chairman
James E. Caldwell
Roula Alakiotou

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Mr. Caldwell moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on June 10, 1988 (as submitted by the Secretary) as the minutes of said meeting;

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

PETITIONER: David Yablong

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 103-88-Z

MAP NO. 3-F

MINUTES OF MEETING

June 17, 1988

PREMISES AFFECTED— 1422-26 N. LaSalle Street

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

ACTION OF BOARD—

Case continued to
July 15, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

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

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

APPLICANT: E. Leonard Solomon & Sofia M. Solomon
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 104-88-Z
MAP NO. 5-F
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 217 W. Willow Street

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

ACTION OF BOARD—

Case continued to
July 15, 1988.

THE VOTE

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

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

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

APPLICANT: Lowell N. Krischer
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 105-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 3014 N. Racine Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Lowell N. Krischer, for Lowell N. Krischer and Margaret M. Krischer, owners, on May 2, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the dormering of both sides of the attic of an existing two-story frame proposed two-dwelling unit building, with no front yard instead of 15 feet and which expansion will result in a 15% (505 sq. ft.) increase in the amount of floor area existing the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premise 3014 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §7.6-4, §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 June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant seeks to dormer both sides of the attic roof line of an existing two-story frame former store front and apartment building to be converted to two dwelling units, which will exceed by 15% (505 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance and with no front yard instead of 15 feet; 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 attic is necessary as part of the rehabilitation of the building to two dwelling units;

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that the plight of the owner is due to the applicant's desire to duplex the second floor dwelling unit which will be the dwelling unit for the applicant and his family; and that the proposed variations, if granted, will not alter the essential character of the locality in that the proposed dormering of the attic roof will follow the existing building lines and will not impair an adequate supply of light and air to adjacent residential properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of both sides of the attic of an existing two-story frame proposed two-dwelling unit building, with no front yard instead of 15 feet and which expansion will result in a 15% (505 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 3014 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Adam Dabezic and Gordana Dabezic
APPEARANCES FOR: Ignaz Krantz
APPEARANCES AGAINST:

CAL NO. 106-88-Z
MAP NO. 11-J
MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 4054 N. Central Park Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Adam Dabezic and Gordana Dabezic, owners, on May 6, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the enclosure of the three-story porches at the center and rear of a three-story brick ten-dwelling unit building, which rear porch enclosure is located in the required rear yard and which enclosures will result in a 7% (635 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 4054 N. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on October 30, 1986 the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the three-story porches at the center and rear of a three-story brick ten-dwelling unit building were enclosed without obtaining necessary building permits; that the applicants are now seeking to legalize the additions in order to secure the necessary building permits; that the said porch enclosures resulted in a 7% (635 sq. ft.) increase in the floor area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the enclosure of the center and rear porches is necessary for aesthetic reasons and to accommodate the tenants of the building; that the plight of the owner is due to the enclosure of said porches without obtaining necessary

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building permits and that the owners now find themselves in a fait accompli situation; and that the variations, if granted, will be compatible with existing improvements in the area and 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 enclosure of the three-story porches at the center and rear of a three-story ten-dwelling unit building, which rear porch enclosure is located in the required rear yard and which enclosures will result in a 7% (635 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 4054 N. Central Park 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: Pauline Gibson Sandlin
 APPEARANCES FOR: Pauline Gibson Sandlin
 APPEARANCES AGAINST:

CAL. NO. 107-88-Z
 MAP NO. 22-D
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED-- 1315 E. 89th Street

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

ACTION OF BOARD--

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Pauline Gibson Sandlin, owner, on May 13, 1988, filed an application for a variation of the zoning ordinance to permit in an R2 Single-Family Residence District, the conversion of a detached two-car brick garage at the rear of a brick single-family residence into an accessory family room with bath, which proposed use will be located in the required 30 feet rear yard, on premises at 1315 E. 89th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

WHEREAS, the district maps show that the premises are located in an 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 applicant proposes to convert a detached two-car brick garage at the rear of a single-family residence into an accessory recreation and hobby room including a bathroom facility; that the proposed accessory recreation room will accommodate occasional overnight guests; 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 garage conversion is necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to the proposed accessory building being located in the required rear yard; and that the variation, if granted, will not alter the essential character of the locality in that a ten feet paved area will be retained behind the accessory building for parking of automobiles; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the conversion of a detached two-car brick garage at the rear of a brick single-family residence into an accessory

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family/hobby room with bath, which proposed use will be located in the required 30 feet rear yard, on premises at 1315 E. 89th Street, upon condition that a 10 feet paved parking area shall be provided at the rear of the proposed accessory building; that the proposed family/hobby room shall contain no kitchen facility and shall be used as overnight accommodations for occasional guests only and not as a dwelling unit; 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: Love House of Prayer Church, by Judd M. Harris, Agent
 APPEARANCES FOR: Judd M. Harris
 APPEARANCES AGAINST:

CAL NO. 108-88-S
 MAP NO. 4-K
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 4452-54 W. 16th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Love House of Prayer Church, by Judd M. Harris, Agent, for Western National Bank, Tr. #H-1080, owner, on May 5, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one and two-story brick building, in a B4-1 Restricted Service District, on premises at 4452-54 W. 16th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a one and two-story group of buildings formerly used as a small tool and die factory; that the subject site is additionally improved with a small two dwelling unit building at the southwest corner; that the applicant church proposes to rent one dwelling unit for income purposes and to use the other dwelling unit for living quarters for a live-in watchman; that a church is necessary at this location to establish a community outreach center providing religious services and charitable and educational endeavors to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide needed services in the community and which will provide adequate off-street parking at 1539-45 S. Kilbourn Avenue; and that although the subject site is located in a business district, the immediate area is characterized by residential improvements and that the establishment of a 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

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Zoning Administrator is authorized to permit the establishment of a church in a one and two-story brick building, on premises at 4452-54 W. 16th Street, upon condition that off-street parking shall be provided at 1539-45 S. Kilbourn Avenue as per the resolution in Cal. No. 109-88-S; 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: Love House of Prayer Church, by Judd M. Harris, Agent
APPEARANCES FOR: Judd M. Harris
APPEARANCES AGAINST:

CAL. NO. 109-88-S
MAP NO. 4-K
MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 1539-45 S. Kilbourn Avenue
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Love House of Prayer Church, by Judd M. Harris, Agent, for Western National Bank, Tr. #H-1080, owner, on May 5, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 1539-45 S. Kilbourn Avenue, to satisfy the parking requirements for a proposed church at 4452-54 W. 16th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §8.4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 17, 1988, the Board approved a special use application, Cal. No. 108-88-S, for the approval of the location and the establishment of a church in a one and two story brick building located at 4452-54 W. 16th Street; that the proposed parking lot is necessary for the public convenience to fulfill the parking requirements for the proposed church at 4452-45 W. 16th Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility to be improved and operated under the conditions hereinafter set forth; and that the proposed use is located directly north and across an alley from the proposed church 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 1539-45 S. Kilbourn Avenue, to satisfy the parking requirements for a proposed church at 4452-54 W. 16th Street,

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upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles or buses shall be parked upon the said lot at any time; that a 15 feet landscaped front yard shall be provided on both sides of the driveway entry; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a six feet high screening fence, excepting the portion used as a driveway; that striping shall be provided; that bumper guards shall be provided; that lighting shall be provided deflecting away from residential property; and ingress and egress shall be from S. Kilbourn Avenue; that the alleys abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with all applicable ordinances; 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 with §5.8-5 of the zoning ordinance.

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

APPLICANT: Good News Community Church North of Howard
 APPEARANCES FOR: Denis Pierce
 APPEARANCES AGAINST:

CAL. NO. 110-88-S
 MAP NO. 19-H
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 7633-51 N. Paulina Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Good New Community Church North of Howard, owner, on May 2, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 120-seat church and gymnasium addition to the south side of a one-story brick ancillary services building, in a B3-3 General Retail District, on premises at 7633-51 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 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, §8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

WHEREAS, the district maps show that the premises are located in a B3-3 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 B3-3 General Retail District; that on September 19, 1980 the Board approved the establishment of the applicant church in a one-story brick building at the subject site, in Cal. No. 234-80-S; that on July 19, 1985 the Board approved the erection by the applicant church of a two-story and basement church and related uses building at the subject site, in Cal.No. 228-85-S; that the applicant church subsequently did not go forward with the construction of the proposed building; that the applicant church has now acquired the subject site and intends to expand through a combination of rehabilitation and new construction in several phases; that the proposed use is necessary at this location to continue the religious and human services provided in the community by the applicant church; that the public health, safety and welfare will be adequately protected in the design, location and operation of the 120-seat church which will provide adequate on-site parking; and that the proposed use will be compatible with the existing uses in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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Zoning Administrator is authorized to approve the erection of a one-story 120-seat church and gymnasium addition to the south side of a one-story brick ancillary services building, on premises at 7633-51 N. Paulina Street, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with all applicable ordinances; that the parking spaces shall be striped; that lighting shall be provided; 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: KFC National Management Co.
 APPEARANCES FOR: Lewis Boemia
 APPEARANCES AGAINST:

CAL NO. 111-88-S
 MAP NO. 9-N
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 3927 N. Harlem Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, KFC National Management Co., owner, on April 28, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Kentucky Fried Chicken restaurant, in a B4-1 Restricted Service District, on premises at 3927 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 21, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

WHEREAS, the district maps show that the premises are located in a 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 it is proposed to construct a Kentucky Fried Chicken restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to and egress from the drive-through portion of the facility via N. Harlem Avenue, a 6 feet high solid wood fence along the east lot line to screen the facility from residential property across the alley; and that the proposed use is compatible with the existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a drive-through facility in conjunction with a proposed Kentucky Fried Chicken restaurant, on premises at 3927 N.

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Harlem Avenue, upon condition that ingress and egress from the drive-through portion of the facility shall be via N. Harlem Avenue; that a lighted directional sign shall be erected at the established entrance and exit to the subject site; that a 6 feet high solid wood fence shall be erected along the east lot line to screen the facility from residential property across the alley; that there shall be no ingress nor egress from the alley; 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: MKDG/Buck 123 Partnership, an Illinois General Partnership
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL NO. 112-88-S
 MAP NO. 1-E
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 2-30 E. Illinois Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, MKDG/Buck 123 Partnership, an Illinois General Partnership, for LaSalle National Bank, Tr. # 111774, owner, on April 13, 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 two-level accessory parking facility, in a C3-6 Commercial-Manufacturing District, on premises at 2-30 E. Illinois Street, to satisfy the parking requirements for a proposed 28-story office building at 1-29 E. Grand Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-3, §9.11-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is a zoning lot of 27,390 square feet; that the applicant proposes to construct an off-street accessory parking facility on the subject site which will provide the required parking for a proposed 28-story office building to be erected on the adjoining zoning lot at 1-29 E. Grand Avenue; that both zoning lots comprise the block bounded by E. Grand Avenue, N. Wabash Avenue, E. Illinois Street and N. State Street, which area is part of a future overall planned development in support of the City's River North Urban Design Plan; that the American Medical Association will be the principal occupant of the proposed office building to be served by the proposed parking facility; that the proposed two-level parking facility will provide 13 parking spaces on the lower level accessed by a driveway and ramp off Illinois Street and 56 spaces on the street level accessed by a separate driveway off Illinois Street, with the balance of the street level to be used as a plaza area; that the proposed parking facility is necessary for the public convenience to provide the required parking for the proposed adjoining 28-story office building; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use in that although the

MINUTES OF MEETING

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required parking is technically located off-site, it is contiguous to the principal use, but is so designed to permit further development of the site as part of a future planned development in support of the City's River North Urban Design Plan; and that the proposed use has been so designed to accommodate long-range development plans for the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site two-level accessory parking facility, on premises at 2-30 E. Illinois Street, to satisfy the parking requirements for a proposed 28-story office building at 1-29 E. Grand Avenue, upon condition that the said parking must be maintained for the life of the building served unless it shall be approved for replacement at another location by the Board or incorporated at another location within a Planned Development Amendment approved by the City Council; 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: John Marshall Metro High School
APPEARANCES FOR: John O. Gibson
APPEARANCES AGAINST:

CAL. NO. 113-88-S
MAP NO. 2-J
MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 3250 W. Adams Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, John Marshall Metro High School, for Chicago Board of Education, owner, on May 19, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 6 feet by 11 feet double-faced identification and bulletin board sign at the south side of high school premises, in an R5 General Residence District, on premises at 3250 W. Adams Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is improved with a large public high school; that the applicant proposes to erect a 6 feet by 11 feet double-faced identification/bulletin board sign at the south side of the high school building which faces W. Adams Street and about 30 feet west of the main entrance; that the proposed use is necessary for the public convenience at this location to provide identification of the school and announcements of scheduled school events; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which is located about 20 feet from the building and which will not be an obstruction to vehicular traffic; and that the proposed use is located in close proximity to the existing school building 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 6 feet by 11 feet double-faced identification and bulletin board sign at the south side of high school premises, on premises at 3250 W. Adams Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John Marshall Metro High School
 APPEARANCES FOR: John O. Gibson
 APPEARANCES AGAINST:

CAL. NO. 114-88-Z
 MAP NO. 2-J
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 3250 W. Adams Street

SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, John Marshall Metro High School, for Chicago Board of Education, owner, on May 19, 1988, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 66 sq. ft. high school bulletin board sign which exceeds by 11 sq. ft. (20%) the maximum square footage allowed, on premises at 3250 W. Adams Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago; specifically, §7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on June 17, 1988, the Board in Cal. No. 113-88-S approved the erection of a 6 feet by 11 feet double-faced identification and bulletin board sign at the south side of the applicant high school 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 proposed size of the sign is necessary to provide a means of identifying the high school and publicizing school activities; that the plight of the owner is due to the proposed sign exceeding by 20% the maximum square footage allowed by the requirements of the zoning ordinance; that the proposed identification sign/bulletin board will not be an obstruction to vehicular traffic and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 66 square feet high school bulletin board sign which exceeds by 11 square feet (20 percent) the maximum square footage allowed, on premises at 3250 W. Adams Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Citiscape Clybourn Partnership
 APPEARANCES FOR: Rolando Acosta
 APPEARANCES AGAINST:

CAL. NO. 115-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED-- 1871-73 N. Clybourn Avenue

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

ACTION OF BOARD--

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Citiscape Clybourn Partnership, for LaSalle National Bank, Tr. #111703, owner, on May 17, 1988, filed an application for a variation of the zoning ordinance to permit, in a C1-3 Restricted Commercial District, the conversion of a two-story brick manufacturing building to retail and office uses with a waiver of the one required loading berth, on premises at 1871-73 N. Clybourn Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.10-1(7), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with a pre-1957 two-story brick building; that on February 10, 1988 the City Council rezoned the district from M1-2 Restricted Manufacturing to C1-3 Restricted Commercial; that the subject building is presently served by a loading door at the rear wall adjacent to the alley; 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 in order to provide a loading berth a portion of the existing building would have to be reconstructed at substantial cost and would also result in the loss of usable space; that the plight of the owner is due to unique circumstances in that the building was originally designed to function with the one existing loading door; and that the waiver of one required loading berth will not alter the essential character of the locality in that the existing loading door will continue to serve the building; 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

MINUTES OF MEETING

June 17, 1988

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zoning ordinance and that a variation be and it hereby is granted to permit the conversion of a two-story brick manufacturing building to retail and office use with a waiver of the one required loading berth, on premises at 1871-73 N. Clybourn Avenue, upon condition that the existing loading facility at the rear of the building adjacent to the alley shall be maintained; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

PETITIONER: Patrick FitzGerald
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 116-88-Z
MAP NO. 5-F
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 1947 N. Howe Street
SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued to
July 15, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

PETITIONER: Gloria Tijerina

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 2659 S. Springfield Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1988.

CAL NO. 117-88-S

MAP NO. 6-J

MINUTES OF MEETING
June 17, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

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

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

APPLICANT: Deuel-Zelm Enterprises, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Leonard W. Gazell

CAL. NO. 118-88-S
 MAP NO. Map 13-H
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 5455 N. Ravenswood Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE RESOLUTION:

THE VOTE

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

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

WHEREAS, Deuel-Zelm Enterprises, Inc., for Chicago Title & Trust, #36176, owner, on May 19, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a one-story brick building, in an R4 General Residence District, on premises at 5455 N. Ravenswood Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4), §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 June 17, 1988 after due notice thereof by publication in the Chicago Tribune on May 31, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the subject site is improved with a one-story brick building containing an existing tavern; that on February 15, 1985, the Board approved the dispensing of food as an accessory use only in the existing tavern at the subject site, in Cal. No. 77-85-A; 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 last liquor license, issued to Thomas J. Waldron, expired April 30, 1988; that the applicant is the contract purchaser of the subject site and proposes to continue to operate the tavern, including the accessory dispensing of food, 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, including accessory dispensing of food, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

June 17, 1988

Cal. No. 118-88-S

Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern, including accessory dispensing of food, in a one-story brick building, on premises at 5455 N. Ravenswood 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, Deuel-Zelm Enterprises, Inc., as licensee, and that a change of license shall render the special use granted herein null and void; and be it further

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

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

CANT: Eddie Lockhart

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 4124 W. 18th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1988.

CAL NO. 119-88-S

MAP NO. 4-K

MINUTES OF MEETING

June 17, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

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

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

APPLICANT: Greyhound Lines, Inc.

CAL NO. 120-88-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING
June 17, 1988

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

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1988.

THE VOTE

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

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

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

APPLICANT: Chicago Transit Authority
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 121-88-S
MAP NO. 2-F
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 318-22 S. Clinton Street and 313-15 S. Jefferson Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 19, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Frank Ward, Sr.
 APPEARANCES FOR: Anthony J. Domico
 APPEARANCES AGAINST: Scott Peters

CAL. NO. 122-88-A
 MAP NO. 4-H
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 1930-56 W. 17th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Frank Ward, Sr., for Daniel G. Kuesis, owner, on May 11, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a lot as a Class II Recycling Facility, in an M2-2 General Manufacturing District, on premises at 1930-56 W. 17th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §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 June 17, 1988; and

WHEREAS, the district maps show that the premises are located in a M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and argument 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 M2-2 General Manufacturing District; that the appellant states that the owner of the subject site purchased the subject property in 1955 and used the site for the processing of used truck parts and as a fuel depot; that the appellant seeks to establish a Class II Recycling Facility, which, by definition "engages in minimal processing of recyclable materials such as cleaning, bundling, compacting or packaging of recyclable materials"; that the appellant proposes to purchase used plastic, glass, cans, newspapers and metal which is brought to the subject site by the citizenry, process the used materials and sell back to manufacturers; that the Board finds that the proposed use is a different type operation than the previous legally existing special use; that under new amendments to the zoning ordinance passed on February 11, 1987, a Class II Recycling Facility does not include a Junk Yard as defined, and therefore a special use application for a Class II Recycling Facility needs to be filed and approved by the Board before such a use can be established at the subject site; 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: Casa Nostra Bakery, Inc.
 APPEARANCES FOR: Nick Addante
 APPEARANCES AGAINST:

CAL NO. 123-88-A
 MAP NO. 9-N
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 7138 W. Belmont Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Casa Nostra Bakery, Inc., for Mike Florio, owner, on May 4, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 7138 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Retail District in an existing store in a two-story brick store and apartment building occupied by an existing retail bakery; that the proposed wholesaling will consist of about 20% of the existing business; that the proposed limited wholesale activity in conjunction with existing retail sales of bakery goods is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling, as an accessory use only, in conjunction with an existing retail bakery in a two-story brick store and apartment building, on premises at 7138 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Nookies Ltd., d/b/a Old Town Valet Shoppe
 APPEARANCES FOR: Roger Rudich
 APPEARANCES AGAINST:

CAL. NO. 124-88-A
 MAP NO. 5-F
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED-- 1748 N. Wells Street

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Nookies, Ltd., d/b/a Old Town Valet Shoppe, for 1748 N. Wells Building Partnership, owner, on April 15, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing drop-off cleaners in a three-story brick store and apartment building, in an R5 General Residence District, on premises at 1748 N. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, §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 June 17, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the subject store in the three-story store and apartment building on the subject site has been occupied by a drop-off cleaners since 1965; that no clothes are cleaned or pressed on-site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appelland has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing drop-off cleaners in a three-story brick store and apartment building, on premises at 1748 N. Wells Street, upon condition that there shall be no clothes cleaned or pressed at the premises; and that all applicable ordinances of the City of Chicago shall be complied with before license is issued.

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

APPLICANT: Ruben E. Perez
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL NO. 125-88-A
MAP NO. 5-H
MINUTES OF MEETING
June 17, 1988,

PREMISES AFFECTED— 1959 N. Western Avenue

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

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

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

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

APPLICANT: Eric Chambers
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 126-88-A
MAP NO. 16-E
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 622-24 E. 67th Street

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

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

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

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

PETITIONER: Tom Brown
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 127-88-A
MAP NO. 12-E
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 5431 S. Wabash Avenue

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

ACTION OF BOARD—

Case continued to
July 15, 1988.

THE VOTE

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

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

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

APPLICANT: Sabah H. Tomah
 APPEARANCES FOR: Sabah H. Tomah
 APPEARANCES AGAINST:

CAL NO. 128-88-A
 MAP NO. 7-G
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 1214 W. Barry Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Sabah H. Tomah, for Frank J. Miller, owner, on May 9, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an automobile repair shop in a brick & frame garage attached to the rear of a two-story frame residence, in an R3 General Residence District, on premises at 1214 W. Barry Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 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 brick and frame garage attached to the rear of a two-story frame residence on the subject site has been previously occupied by auto repair uses; that the appellant testified that he repairs, at the subject site, only his own automobiles or those belonging to his family and that he had title to all the automobiles he works on; that under §7.3-3 of the zoning ordinance the Zoning Board of Appeals has no authority to permit the establishment of an automobile repair business in an R3 General Residence District; that the appellant may use the subject garage only for the occasional repair of his or his family's automobiles, but not for the operation of an automobile repair business; it is therefore

RESOLVED, that the appeal to permit the establishment of an automobile repair shop business in the brick and frame garage on premises at 1214 W. Barry Avenue be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

PETITIONER: Edward Kaloo
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 129-88-A
MAP NO. 11-H
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 4750 N. Hermitage Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

Case continued to
July 15, 1988.

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

APPLICANT: Hector Santiago
APPEARANCES FOR: Hector Santiago
APPEARANCES AGAINST:

CAL. NO. 130-88-A
MAP NO. 16-H
MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 6755 S. Western Avenue

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

ACTION OF BOARD—

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

THE RESOLUTION:

THE VOTE

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

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

WHEREAS, Hector Santiago, for Clarence Polk, owner, on May 2, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire shop in a three-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 6755 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the store in the three-story brick store and apartment building on the subject site was previously occupied by a machine shop, which use ceased operation approximately three years ago; that the premises has remained vacant and unoccupied in excess of one year; that under §6.4-5 of the zoning ordinance, the Board has no authority to permit the establishment of the requested use at the subject site; 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: Neil A. McCann
 APPEARANCES FOR: Richard J. Troy
 APPEARANCES AGAINST:

CAL NO. 131-88-A
 MAP NO. 9-G
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED-- 3749 N. Ashland Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Neil A. McCann, owner, on May 11, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a truck and trailer rental business with outside storage of same, in a C1-2 Restricted Commercial District, on premises at 3749 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1988 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988; and

WHEREAS, the district maps show that the premises are located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that outdoor truck storage in connection with a filling station has been conducted at the subject site since 1946 and with truck rental since 1967; 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 certify a truck rental business with outside storage of same, on premises at 3749 N. Ashland 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: One Step Mini Mart
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 132-88-A
MAP NO. 22-D
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 8721 S. Cottage Grove Avenue

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

ACTION OF BOARD—

Case continued to
August 19, 1988.

THE VOTE

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

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

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

APPLICANT: Sophie Gil
 APPEARANCES FOR: Sophie Gil
 APPEARANCES AGAINST:

CAL. NO. 100-88-A
 MAP NO. 12-K
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 5031 S. Kildare Avenue

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

ACTION OF BOARD—

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

THE RESOLUTION:

WHEREAS, Sophie Gil, owner, on March 23, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a one-story frame building as two-dwelling units, in an R3 General Residence District, on premises at 5031 S. Kildare Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a recently renovated two-story frame residential structure with a completely enclosed two-story rear porch and a mostly enclosed two-story front porch containing two entry doors and a stairwell to the 2nd floor; that on September 1, 1987, the appellant was issued a permit to enlarge the 2nd floor living quarters and provide a two-story enclosed rear porch for a single family dwelling only; that the approved plans indicated a one-story open porch at the front of the building; that said permit was revoked on September 30, 1987, when it was found that the building contained two dwelling units and that the work completed included a two-story front porch enclosure that encroached into the required front yard; that the appellant stated that the permit was revoked because of an error in making the application for the permit; that the appellant presented an affidavit from the former owner of the subject property, Wayne Klocz, stating that the building consisted of a five-room dwelling unit on the first floor and a four-room dwelling unit on the second floor at the time he purchased the building in 1958; that the appellant has a right to continue the occupancy of the building at the subject site as two dwelling units, upon condition that a permit is obtained indicating compliance with applicable yard requirements of the zoning ordinance and any building code requirements; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

June 17, 1988

Cal. No. 100-88-A

of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the use of a two-story frame building as two dwelling units, on premises at 5031 S. Kildare Avenue, upon condition that the building is brought into compliance with the applicable yard requirements of the zoning ordinance either through the exception process or an authorized variation by the Zoning Board of Appeals; and that all other ordinances of the City of Chicago are complied with before a permit is issued.

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

APPLICANT: First National Realty & Development Co., Inc.
APPEARANCES FOR: Vicky Thomas, W.J. Lawrence
APPEARANCES AGAINST:

CAL NO. 70-88-Z
MAP NO. 7-G
MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 2815 N. Lakewood Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #104317-08, owner, on March 2, 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 10 feet instead of 15 feet and with no north side yard instead of 2.5 feet, on premises at 2815 N. Lakewood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 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 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 dwelling, as designed and situated, cannot be built on the subject lot without the requested variations; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owner; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front yard and north side yard 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 10 feet instead of 15 feet and with no north side yard instead of 2.5 feet, on premises at 2815 N. Lakewood Avenue, upon condition

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June 17, 1988

Cal. No. 70-88-Z

that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; that the aforesaid single family residence building shall be constructed in accordance with Plan No. 88031.01, dated March 28, 1988, as presented to the Board; and that the variation granted herein shall run only to the applicant developer and to no other.

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

APPLICANT: First Korean Christian Church of Chicago
 APPEARANCES FOR: Burton Lindner
 APPEARANCES AGAINST:

CAL. NO. 88-88-Z
 MAP NO. 13-N
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 5410 N. Newland Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, First Korean Christian Church of Chicago, for American National Bank & Trust Tr. #103544-05, owner, on March 3, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a two-story school addition to the rear of a one-story brick church building, whose west rear yard will be 5 feet instead of 30 feet, on premises at 5410 N. Newland Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-3, §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 June 17, 1988 after due notice thereof by publication in the Chicago Tribune on April 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is improved with an existing church building; that the applicant church proposes to erect a two-story addition to the rear of the existing church building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide needed Sunday School classrooms and basement social hall; that the plight of the owner is due to the configuration of the existing church building on this irregularly shaped lot which necessitates the erection of the addition in the required rear yard; that the proposed school addition will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon 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 school building, whose west rear yard will be 5 feet instead of 30 feet, on premises at 5410 N. Newland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit PAGE 47 OF MINUTES is issued.

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

APPLICANT: First King Baptist Church
APPEARANCES FOR: John L. Cole
APPEARANCES AGAINST: Lawrence S. Bloom, et al.

CAL. NO. 80-88-S
MAP NO. 18-C
MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 2201 E. 71st Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, First King Baptist Church, for Elzie Higginbottom, owner, on March 10, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 144-seat church in a one-story brick building, in a B3-3 General Retail District, on premises at 2201 E. 71st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-3, §8.11-2."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 17, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

WHEREAS, the district maps show that the premises are located in a B3-3 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 B3-3 General Retail District; that the applicant church moved into the subject two-story building in November, 1987 and is in the process of purchasing the site; that church services have since been conducted at the site in violation of the business zoning; that the proposed 144-seat church requiring 12 parking spaces has a small parking area at the west side of the building which the applicant contends can accommodate 9 vehicles; that an appraiser for the applicant testified that E. 71st Street is characterized by many vacant stores and is no longer a viable business street, and that the establishment of a church at the site will have no deleterious effect on the business property values in the area; that E. 71st Street from Stony Island to Yates Avenue is designated in a master plan as a business revitalization street with large amounts of public and private funds being invested to rebuild the street with viable business uses providing jobs and services to the community; that a large area two blocks west of the subject site is under demolition for the construction of a major shopping center; that the alderman of the ward testified that the community unanimously was in opposition to a church at the subject site and that there was indication of new business coming back to the area; and

MINUTES OF MEETING

June 17, 1988

Cal. No. 80-88-S

WHEREAS, the Board finds that the proposed 144 seat church requires 12 on-site parking spaces and that the proposed adjoining parking area is unworkable per code for 9 parking spaces; that the establishment of a church at the subject site would interrupt the continuity of existing and future businesses on E. 71st Street and would be counter to the efforts of the community to revitalize and promote business uses in the area; and that insufficient proof was presented that would indicate that the public health, safety and welfare will be protected with the establishment of a church at the subject site nor that it would not cause substantial injury to future business development along E. 71st Street; it is therefore

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

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

APPLICANT: Gloria Rodriguez
 APPEARANCES FOR: Jaime Torres
 APPEARANCES AGAINST: Jaime Seoane, et al.

CAL. NO. 94-88-S
 MAP NO. 6-I
 MINUTES OF MEETING
 June 17, 1988

PREMISES AFFECTED— 2459 S. Whipple Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
		X
	X	

THE RESOLUTION:

WHEREAS, Gloria Rodriguez, for Jose L. Franco, owner, on March 28, 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 2459 S. Whipple Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 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 June 17, 1988 after due notice thereof by publication in the Chicago Tribune on April 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 April 1, 1987, the City Council passed an ordinance requiring a special use application for the approval of the change of licensee of an existing tavern located in a residence district; that the subject site is improved with a two-story brick building covering the entire lot which contains a tavern in front, a candy store at the rear, and apartments above; that the tavern has existed for over 40 years, the last liquor license having expired on November 1, 1987; that the applicant, who lives in the subject block, leased the tavern in November, 1987, and has invested about \$5,000 renovating the tavern in anticipation of its opening; that a real estate broker testified that many sales of property in the area indicates no significant increase or decrease in value in recent years; that objectors presented a map indicating that 28 taverns and 23 stores that sell liquor are existing within about a 2-3 block radius of the subject site; and

WHEREAS, Chairman Kennon moved to deny the special use application, finding that a tavern at the subject site is not necessary for the public convenience due to the abundance of taverns already existing in the area; Member Caldwell concurred; Member Alakiotou stated she would approve the application as presented; it is therefore

MINUTES OF MEETING

June 17, 1988

Cal. No. 94-88-S

RESOLVED, that the application for a special use, having failed to receive three affirmative votes, is hereby denied.

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

APPLICANT: Sims Properties Development & Management, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 83-88-Z
MAP NO. 3-E
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 1163-67 N. State Street

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

ACTION OF BOARD—

Case continued to
June 15, 1988.

THE VOTE

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

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

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

APPLICANT: Sims Properties Development & Management, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 84-88-S
MAP NO. 3-F
MINUTES OF MEETING
June 17, 1988

PREMISES AFFECTED— 11 W. Elm Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

June 17, 1988

Cal. Nos. 153-86-S and 154-86-Z

Mr. Herbert M. Levin, for Trinity All Nations Church of God in Christ, presented a request for an extension of time in which to obtain necessary permits for the erection of a one-story 525-seat church with on-site parking for 35 instead of 44 automobiles, on premises at 9600-20 S. Vincennes Avenue, approved by the Board on June 20, 1986, in Calendar Nos. 153-86-S and 154-86-Z.

Mr. Levin stated that although the church was previously unable to procure the necessary financing for the erection of the church, it has now secured the necessary funds through the Beverly Bank and that the requested extension of time is needed to finalize the loan documents and obtain the construction permit.

Chairman Kennon stated that the zoning ordinance provides an order granting a special use shall be valid for a period not longer than 12 months from the date of such order unless a building permit is obtained or the use commenced within such period and that the Board may extend the period of validity not to exceed 12 months. The time stamp on the original resolution is July 3, 1986. The applicant has already submitted his drawing with the Zoning Administrator for zoning approval. Chairman Kennon moved that inasmuch as July 3rd is a Sunday and July 4th a holiday, that the time for securing zoning approval on the construction plans be extended to July 5, 1988. The motion prevailed by yeas and nays as follows:

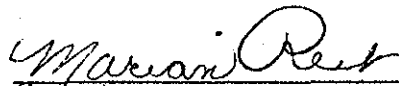
Yeas- Kennon, Caldwell, Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING

June 17, 1988

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 15, 1988,


Secretary