

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, January 15, 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

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Mr. Rios moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 11, 1987, (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: Michael Pontarelli
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 1-88-S
MAP NO. 9-N
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 3926-30 N. Narragansett 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

WHEREAS, Michael Pontarelli, for George Lambros, owner, on November 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a proposed 3-story 11-dwelling unit building, in a B4-2 Restricted Service District, on premises at 3926-30 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 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, §8.3-4, §8.4-4(3), §8.7-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on September 9, 1987 the City Council rezoned the subject site to B4-2 for the purpose of erecting the proposed three-story 11 dwelling unit building; that on September 18, 1987 a special use application was denied by the Board finding, in part, that the proposed building as situated on the subject lot provided only 30 feet at the rear which did not afford a workable parking layout and that two parking spaces were located in the south side yard; that on October 16, 1987 the Board granted the applicant's request to file a new special use application for the proposed development; that the subject site is a 69 feet by 150.15 feet reversed corner lot; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential uses, particularly condominium dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed development which provides adequate and workable on-site parking spaces at the rear of the proposed building; and that the proposed development will be compatible with the predominantly residential character of the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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Cal. No. 1-88-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 residential use on the first floor of a proposed three-story 11 dwelling unit building, on premises at 3926-30 N. Narragansett 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: Michael Pontarelli
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 2-88-Z
MAP NO. 9-N
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 3926-30 N. Narragansett 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, Michael Pontarelli, for George Lambros, on November 16, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a three-story 11-dwelling unit building, whose front yard will be 7.5 feet instead of 15 feet, whose north side yard will be 3 feet instead of 6.9 feet, and with no provision for one loading berth, on premises at 3926-30 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 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, §8.3-4, §8.7-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on January 15, 1988 in Calendar No. 1-88-S, the Board approved the establishment of residential use on the first floor of a proposed three-story 11 dwelling unit condominium building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 11 dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed three-story 11 dwelling unit condominium building requires greater horizontal land coverage and encroachment into the front and side yards than would a yard conforming multi-story rental apartment building; that the front yard variation is necessary to provide adequate space for on-site parking for each dwelling unit at the rear of the building; that the building will be developed as condominium dwelling units creating a minimum of in and out movement and thereby negates the need for a loading berth; and that the proposed three-story 11 dwelling unit building is compatible with the existing improvements in the area and will not alter the essentially residential character of the locality; it is

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Cal. No. 2-88-Z

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 three-story 11 dwelling unit building, whose front yard will be 7.5 feet instead of 15 feet, whose north side yard will be 3 feet instead of 6.9 feet, and with no provision for one loading berth, on premises at 3926-30 N. Narragansett 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: David Zeunert

CAL. NO. 3-88-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

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PREMISES AFFECTED-- 1916 N. Fremont 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
X		
X		
		X
X		

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

PETITIONER: Walter J. Lawrence and Patricia G. Lawrence
APPEARANCES FOR: Walter J. Lawrence
APPEARANCES AGAINST:

CAL. NO. 4-88-Z
MAP NO. 9-K
MINUTES OF MEETING
 January 15, 1988.

PREMISES AFFECTED— 3815 N. Kenneth 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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Walter J. Lawrence and Patricia G. Lawrence, owners, on November 24, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of an approximately 10 feet by 15 feet room addition above the one-story portion of a one and two-story brick single family residence located entirely within the required rear yard, on premises at 3815 N. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 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, §7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 subject site is a 60 feet by 150 feet lot improved with an existing one and two-story brick single family residence located entirely within the required rear yard, which predates the zoning ordinance; 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 10 feet by 15 feet addition is necessary to provide a second floor bathroom facility; that the plight of the owner is due to unique circumstances in that the existing building is the only residential structure in the block located entirely within the rear yard and that any kind of addition to the building would require a variation due to its configuration on the subject lot, and that the proposed addition will follow the existing building lines; 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 of the district regulations of the zoning ordinance and

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and that a variation be and it hereby is granted to permit the erection of an approximately 10 feet by 15 feet room addition over the one-story portion of a one and two-story brick single family residence located entirely within the required rear yard, on premises at 3815 N. Kenneth 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: Robert Dubberke
APPEARANCES FOR: Michael J. Geraghty
APPEARANCES AGAINST:

CAL. NO. 5-88-Z
MAP NO. 9-L
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 5106 W. Warwick 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, Robert Dubberke, for Robert Dubberke and Ginny Dubberke, owners, on November 17, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the rear half of the attic of a three-story frame two-dwelling unit building, whose east side yard will be 6.75 feet and whose west side yard will be 2.83 feet instead of 7.38 feet each and which addition will exceed by 5.6 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 5106 W. Warwick Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.6-3, §7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the dormering of the rear half of the attic of a three-story frame two-dwelling unit building was done without the necessary building permit; that the applicant seeks to legalize the dormering of the rear half of the attic which will exceed by 5.6 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; 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 dormering of the rear half of the attic is necessary to expand the living space of the second floor dwelling unit; that the plight of the owner is due to unique circumstances in that the said

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dormering was erected without obtaining necessary permits and that the applicant now finds himself in a fait accompli situation; that the variation, if granted, will not alter the essential character of the locality in that the side walls of the dormer addition are set back slightly from existing building walls and that the roof of said dormer does not peak to the existing height of 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 zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the rear half of the attic of a three-story frame two-dwelling unit building, whose east side yard will be 6.75 feet and whose west side yard will be 2.83 feet instead of 7.38 feet each and which addition will exceed by 5.6 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 5106 W. Warwick Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the dormering of the rear half of the attic of the building on the subject site is only for the purpose stated herein and that said dormered space shall not be utilized for a third dwelling unit in the said building on the subject site.

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

APPLICANT: Patrick FitzGerald
 APPEARANCES FOR: Patrick FitzGerald
 APPEARANCES AGAINST:

CAL. NO. 6-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 1905 N. Seminary Avenue and 1900 N. Kenmore 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, Patrick FitzGerald, for Joe Mariottini, owner, on November 19, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story four-dwelling unit townhouse building on an irregularly shaped lot whose south front yard will be 6 instead of 12 feet, whose north rear yard will be 3 instead of 30 feet, and whose west side yard will be 2 instead of 6 feet, on premises at 1905 N. Seminary Avenue and 1900 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 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, §7.9-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 18, 1985, in Calendar No. 330-85-Z, the Board granted a variation permitting the erection of a two-story five-dwelling unit townhouse building on the subject site, whose south front yard will be 2 instead of 12 feet, whose north rear yard will be 3 instead of 30 feet and whose west side yard will be 2 instead of 6 feet; that on July 18, 1986 the Board granted an extension of time until October 18, 1986 in which to obtain the necessary building permits; that prior to that time the owner purchased the property with the understanding that the variations granted in Calendar No. 330-85-Z would apply to his development of the subject townhouse building; that a further extension of time was requested in order to obtain building permits for the project but that the number of units be reduced from 5 to 4 units and that a building be designed that would meet or exceed all of the original yard variations; that the Board denied the request on October 16, 1987, stating that there had been too long a time lapse and that the plans for the development had changed; that the subject site is an irregularly shaped four-sided lot fronting on three city streets and abutting a Chicago Park District building to the north; that the property in question cannot yield a reasonable return nor be

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put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to construct an economically viable townhouse development on this lot would require authorized variations; that the plight of the owner is due to the irregular shape of the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that many of the existing improvements in the area do not meet the yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story four-dwelling unit townhouse building on an irregularly shaped lot whose south front yard will be 6 instead of 12 feet, whose north rear yard will be 3 instead of 30 feet, and whose west side yard will be 2 instead of 6 feet, on premises at 1905 N. Seminary Avenue and 1900 N. Kenmore Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bernard I. Citron, Schain, Firsell, Brown & Burney
APPEARANCES FOR: Bernard I. Citron
APPEARANCES AGAINST: Robert J. Trizna

CAL. NO. 7-88-Z
MAP NO. 5-G
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED-- 1840 N. Fremont 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, Bernard I. Citron, Schain, Firsell, Brown & Burney, for Sandra Crane, owner, on November 13, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of an approximately 8 feet by 24 feet two-story addition to the front of a two-story brick single family residence situated on the rear of a lot improved additionally with a two-story frame dwelling, which addition will be located in the required rear and side yards, on premises at 1840 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 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, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 two-dwelling unit building on the front of the lot and a two-story brick two-dwelling unit building on the rear of the lot; that the owner proposes to deconvert the rear building to a single family residence and replace an open porch with an approximately 8 feet by 24 feet two-story addition to the front of the said 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 meet the needs of the owner and her family; that the plight of the owner is due to unique circumstances in that the site is improved with two principal buildings; that the proposed addition will maintain the existing rear and side yards and will minimally encroach into the existing yard space between the two buildings on the lot; that the subject site is located in a block in which numerous other properties have two principal buildings on the lots; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 7-88-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an approximately 8 feet by 24 feet two-story addition to the front of a two-story brick single family residence situated on the rear of a lot improved additionally with a two-story two-dwelling unit building, which addition will be located in the required rear and side yards, on premises at 1840 N. Fremont Street, upon condition that a new 6 feet high decorative solid fence shall be erected on the south property line of sufficient length to screen the subject site from the open space between the two buildings to the south; 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: Belmont Evangelical Church
 APPEARANCES FOR: Louis Bellande, Jr.
 APPEARANCES AGAINST:

CAL. NO. 8-88-S
 MAP NO. 9-M
 MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED-- 6050 W. Belmont Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

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		

Application approved.

THE RESOLUTION:

WHEREAS, Belmont Evangelical Church, for American National Bank and Trust Co., Tr. #11035, owner, on November 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 650-seat church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 6050 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §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 January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 applicant church is presently located approximately one block west of the subject site and has been at that location for 20 years; that the one-story brick building on the subject site is a former Jewel food store; that a church at this location is necessary for the public convenience to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will meet all building code regulations and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the building on the subject site as a church will be compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 650-seat church in a

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one-story brick building, on premises at 6050 W. Belmont Avenue, 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 properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails not less than 2 feet high shall be erected on the periphery of the lot excepting the driveways; that the parking stalls shall be designated by striping; that ingress to and egress from the lot shall be from W. Belmont Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking area shall be limited to the hours when services and other activities are being conducted by the applicant church and that the parking area shall be securely locked at all other times; 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: St. Paul Church of God in Christ
APPEARANCES FOR: Rodney C. Slutzky
APPEARANCES AGAINST:

CAL. NO. 9-88-Z
MAP NO. 10-E
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 4528 S. Wabash 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, St. Paul Church of God in Christ, owner, on December 2, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a one and two-story addition to the north and rear of a one and two-story brick church building thereby increasing the seating capacity to 875 seats, which addition will provide a 6 feet rear yard instead of 30 feet and whose on-site parking will extend to 6 feet from the front lot line instead of 15 feet, on premises at 4528 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 20, 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, §7.9-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 an L-shaped one and two-story brick church building located on the south portion of the lot; that the applicant church has been established at the subject site for many years; that it is proposed to erect a one and two-story addition to the north and rear of the existing building; that the proposed addition is necessary to provide additional facilities for church educational and social activities; 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 for the proper functioning of the church; that the plight of the owner is due to the configuration of the existing building on the lot and the desire to retain an existing patio area; that the proposed addition is oriented to behind a portion of the existing building and to the north and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

January 15, 1988

Cal. No. 9-88-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story addition to the north and rear of a one and two-story brick church building increasing the seating capacity to 875 seats, which addition will provide a 6 feet rear yard instead of 30 feet and whose on-site parking will extend 6 feet from the front lot line instead of 15 feet, on premises at 4528 S. Wabash Avenue, upon condition that off-site accessory parking to satisfy the parking requirements for said church and addition shall be established at 4519-31 S. State Street, as provided in Calendar No. 10-88-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: St. Paul Church of God in Christ
A. VANCES FOR: Rodney C. Slutzky
APPEARANCES AGAINST:

CAL. NO. 10-88-S
MAP NO. 10-E
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED-- 4519-31 S. State Street
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, St. Paul Church of God in Christ, owner, on December 2, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C2-2 General Commercial District, on premises at 4519-31 S. State Street, to satisfy the parking requirements for an 875-seat church and proposed addition located at 4528 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 20, 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, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; and

WHEREAS, the district maps show that the premises are located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that on January 15, 1988, in Calendar No. 9-88-Z, the Board approved the erection of a one and two-story addition to the north and rear of a one and two-story brick church building increasing the seating capacity to 875 seats, which addition will provide a 6 feet rear yard instead of 30 feet and whose on-site parking will extend 6 feet from the front lot line instead of 15 feet, on premises at 4528 S. Wabash Avenue; that the proposed parking lot is located directly across the alley to the west of the applicant church; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the parking requirements for the applicant church and addition; that the public health, safety and welfare will be adequately protected in the design, location 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 west across an alley from the existing church and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

January 15, 1988

Cal. No. 10-88-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 for the parking of private passenger automobiles, on premises at 4519-31 S. State Street, to satisfy the parking requirements for an 875-seat church and proposed addition at 4528 S. Wabash Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by a 6 feet high chain link fence; that striping shall be provided; that lighting shall be provided; that ingress to and egress from the parking lot shall be from S. State Street; that the alley abutting the facility shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and with §5.8-5 of the Zoning ordinance. 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 806

APPLICANT: Auburn Park Congregation of Jehovah's Witnesses

CAL. NO. 11-88-S

APPEARANCES FOR: William Hornsby, Jr.

MAP NO. 20-H

APPEARANCES AGAINST: Thomas Mitchell, et al.

MINUTES OF MEETING

January 15, 1988

PREMISES AFFECTED— 8131-39 S. Western Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

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		

Application approved.

THE RESOLUTION:

WHEREAS, Auburn Park Congregation of Jehovah's Witnesses, for Catherine McGinty, owner, on December 8, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 240-seat church building, in a B2-1 Restricted Retail District, on premises at 8131 -39 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 2, 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, §8.3-2, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is an historically vacant lot consisting of 150 feet of frontage with a depth of 100 feet; that the character of S. Western Avenue in this vicinity consists of older service oriented business uses and many vacant lots; that no new business development has occurred in the area for many years; that it is proposed to erect a one-story 240-seat church building at the subject site which will be used at different times by two Jehovah's Witnesses' congregations; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will meet all building code regulations and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the subject site for a church will be compatible with the mixed residential and service type business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 240-seat church building, on premises at 8131-39 S. Western Avenue, upon condition that the parking area

MINUTES OF MEETING

January 15, 1988

Cal. No. 11-88-S

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 steel beam guard rails approximately 2 feet in height shall be erected along the north, west and south lot lines, excepting driveways; that a 6 feet high solid decorative fence shall be erected along the east lot line to screen the subject site from abutting residential property; that lighting shall be provided which shall be directed away from residential properties; that ingress to and egress from the lot shall be from W. 81st Place and from S. Western Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking area shall be limited to the hours when services and other activities are being held by the congregations and that the parking area shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Michael T. Mucha and Daniel S. Shekut
APPEARANCES FOR: Michael T. Mucha and Daniel S. Shekut
APPEARANCES AGAINST: Jane Heron, et al.

CAL. NO. 12-88-S
MAP NO. 7-J
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED-- 2500 N. Sawyer Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Michael T. Mucha and Daniel S. Shekut, for James Arceo, owner, on December 8, 1987, filed an application for a special use under Articles 6 and 11 of the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern on the 1st floor of a three-story brick building, in an R4 General Residence District, on premises at 2500 N. Sawyer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 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 January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 said use is located in an R4 General Residence District in a two-story brick building occupied by a tavern on the 1st floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use when an existing tavern in a residential district changes licensee; that no evidence was presented to indicate that the continued operation of a tavern is necessary for the public convenience at this location in that the area contains many taverns at the present time; that the continued operation of a tavern at the subject site would be injurious to the public health, safety and welfare in that the subject tavern has a history of complaints and problems in the neighborhood and that it is located across the intersection of N. Sawyer Avenue and W. Altgeld Street from a public library extensively used by children in the neighborhood; that the continued operation of a tavern at the subject site is not in the public interest in that the economic viability and future development of this residential area would be restricted; 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: Didier Nolet
 A. VARIANCES FOR: Robert A. Boron
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1438 W. Wolfram Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 13-88-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 January 15, 1988

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Didier Nolet, 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 a full 2nd floor addition in lieu of the attic space of a one-story with grade level basement frame single family residence, whose front yard will be 11.4 feet instead of 15 feet and whose west side yard will be 1 foot instead of 2.5 feet, on premises at 1438 W. Wolfram Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 10, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988 after due notice thereof by publication in the Chicago Tribune on December 21, 1987; 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 with grade-level basement frame single family residence structure; that the second floor addition has been completed and the applicant is seeking to legalize the said addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the addition, consisting of additional living space, is necessary to meet the needs of the applicant; that the plight of the owner is due to the subject building being located in the now required front and west side yards; and that the variations, if granted, will not alter the essential character of the locality in that the addition maintains the established front and west side yards of the existing residence on the 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 a full 2nd floor addition in lieu of attic space of a one-story with grade-level basement frame single family residence, whose front yard will be 11.4 feet instead of 15 feet and whose west side

MINUTES OF MEETING

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Cal. No. 13-88-Z

yard will be 1 foot instead of 2.5 feet, on premises at 1438 W. Wolfram 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: Reruns for Wee Ones
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 14-88-A
MAP NO. 16-K
MINUTES OF MEETING
January 15, 1988

PREMISES AFFECTED—6350 S. Pulaski Road

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
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Sergio Covarrubias
APPEARANCES FOR: Sergio Covarrubias
APPEARANCES AGAINST:

CAL NO. 15-88-A
MAP NO. 22-B
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 8701 S. Marquette 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, Sergio Covarrubias, owner, on December 11, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery and video rental store in a two-story frame store building on the front of a lot improved additionally with a two-story frame residence, in an R3 General Residence District, on premises at 8701 S. Marquette Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988; and

WHEREAS, the district maps show that the 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 two-story frame building on the front of the lot has been previously occupied by a tavern, a B4 use, which ceased operation 4 years ago; that the subject store was used for storage purposes until the time when it was purchased by the appellant in October, 1987; that there was no intent to abandon the use of the premises for business purposes; that the change of use to a grocery store, a B1 use, with accessory video tape rentals, 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 that 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 and video rental store in a two-story frame store building on the front of a lot improved additionally with a two-story frame residence, on premises at 8701 S. Marquette Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 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: Olga Teresa Rodriguez
A. VOUCHERS FOR: Olga Teresa Rodriguez
APPEARANCES AGAINST:

CAL. NO. 16-88-A
MAP NO. 6-J
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 2458 S. St. Louis 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, Olga Teresa Rodriguez, owner, on December 8, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fruit store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2458 S. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 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, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988; and

WHEREAS, the district maps show that the 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 three-story brick store and apartment building on the subject site has been continuously occupied by business uses, the last use having been a community center/social club operation; that the change of use to a fruit and vegetable store 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 fruit and vegetable store in a three-story brick store and apartment building, on premises at 2458 S. St. Louis Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; that there shall be no automatic amusement machines 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: Jan Nedza and Krystyna Kedziora
ASSURANCES FOR: Christina Kedziora
APPEARANCES AGAINST:

CAL. NO. 17-88-A
MAP NO. 10-I
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 3000 W. 41st 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jan Nedza and Krystyna Kedziora, owners, on November 23, 1987, 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 one-story brick store and apartment building, in an R3 General Residence District, on premises at 3000 W. 41st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §7.3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988; and

WHEREAS, the district maps show that the 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 in the non-conforming store on the subject site occupied by an existing retail bakery; that the wholesaling of bakery goods on a limited basis by the existing retail bakery is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their 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 one-story brick store and apartment building, on premises at 3000 W. 41st 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: Gerald Torres
APPEARANCES FOR: Gerald Torres
APPEARANCES AGAINST:

CAL. NO. 18-88-A
MAP NO. 7-L
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED-- 5343 W. Diversey 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, Gerald Torres, for Kathleen Walsten Redlina, owner, on December 10, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a machine shop license for a compressor repair business in a one-story brick building, in a B4-1 Restricted Service District, on premises at 5343 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 9, 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988; and

WHEREAS, the district maps show that the 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 in a one-story brick building occupied by a compressor repair business; that the appellant is seeking a machine shop license for the minimal assembly conducted in conjunction with the sale and repair of compressors; that the proposed use is subordinate in area and purpose to the principal retail sale and service of compressors and is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a machine shop license as an accessory use for a compressor sales and repair business in a one-story brick building, on premises at 5343 W. Diversey Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and further provided that upon issuance of said license, appellant shall have the right to use the machine shop area only as an accessory use to the principal retail compressor sales and service business in the subject site building.

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

APPLICANT: Silfrances McGee
HEARANCES FOR: Silfrances McGee
APPEARANCES AGAINST:

CAL. NO. 19-88-A
MAP NO. 16-H
MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED-- 7010 S. Damen 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
 Rafael R. Rios

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

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

THE RESOLUTION:

WHEREAS, Silfrances McGee, owner, on November 10, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of packaged liquor in a carryout restaurant and grocery store in a one-story brick store building on the rear of a lot improved additionally with a two-story frame apartment building, in an R2 Single-Family Residence District, on premises at 7010 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 9, 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, §6.5-4(4)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988; and

WHEREAS, the district maps show that the 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 in a non-conforming store which is occupied by an existing licensed carry-out restaurant, a B2 use; that on February 17, 1984, the Board, in Calendar No. 56-84-A, sustained an appeal permitting the purveying of grocery and milk products as an accessory use in conjunction with the existing carry-out restaurant in the subject building on the site; that the sale of packaged liquor, a B2 use, in the existing carry-out restaurant is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of packaged liquor as an accessory use only in a carry-out restaurant and grocery store in a one-story brick store building on the rear of a lot improved additionally with a two-story frame apartment building, on premises at 7010 S. Damen Avenue, upon condition that the sale of packaged liquor shall be for carry-out only and that there shall be no consumption of alcoholic beverages on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: J & Z, inc.
 APPEARANCES FOR: Normand A. Cohen
 APPEARANCES AGAINST:

CAL. NO. 239-87-A
 MAP NO. 3-K
 MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 4358 W. Crystal 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
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, J & Z., Inc., owner, on September 25, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the dispensing of food in an existing tavern in a two-story brick and frame building, in an R3 General Residence District, on premises at 4358 W. Crystal Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 11, 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, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District in a non-conforming store in the two-story brick and frame building on the subject site which is occupied by an existing licensed tavern; that the appelland seeks to dispense food primarily during normal lunch hours; that the dispensing of food in an existing tavern is an accessory use; 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 the dispensing of food in an existing tavern in a two-story brick and frame building, on premises at 4358 W. Crystal Street, upon condition that the food service shall be limited to the hours between 11 A.M. and 2 P.M.; that the issuance of a food dispenser license for the subject site shall hereby be considered the right to conduct only limited accessory food service as stated herein and shall not be construed as a right to operate a restaurant; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Pedro Castaneda
 APPEARANCES FOR: Jaime L. Torres
 APPEARANCES AGAINST: Athony Thomas, et al.

CAL NO. 244-87-A
 MAP NO. 9-H
 MINUTES OF MEETING
 January 15, 1988

PREMISES AFFECTED— 1931 W. Roscoe 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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Pedro Castaneda, owner, on October 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage building on the rear of a lot improved additionally with a one-story frame residence, in an R4 General Residence District, on premises at 1931 W. Roscoe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 13, 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 January 15, 1988; and

WHEREAS, the district maps show that the 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 one-story brick garage building at the rear of the lot has been continuously occupied since 1936 by a truck cartage business, a Commercial use, which included occasional accessory repair work; that the appellant purchased the premises in 1986 as a motor vehicle repair shop, a B4 use; that the Board finds that, comparatively, the requested use of the subject premises as an automobile repair shop for mechanical repairs only, operating between the hours of 9 A.M. and 7 P.M. Mondays through Fridays and 9 A.M. and 5 P.M., Saturdays, is a more restrictive use of the premises than the previous truck cartage business in terms of noise, fuel storage on the premises, and traffic to and from the premises; that the change of use to an automobile repair shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage building on the rear of a lot improved additionally with a one-story frame residence, on premises at 1931 W. Roscoe Street, upon condition that there shall be no body or fender work, spray painting

MINUTES OF MEETING

January 15, 1988

Cal. No. 244-87-A

or engine rebuilding done on the premises; that ingress and egress shall be from W. Roscoe Street; that all repair work shall be done within the building; that there shall be no parking or storage of automobiles awaiting repairs or which have been repaired outside of the garage building on the subject site or on the public ways; that no automobile parts of any kind shall be stored outside of the building; that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Fridays and 9 A.M. and 5 P.M., 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: Automotriz Monterrey
REFERENCES FOR: Jorge Vazquez
APPEARANCES AGAINST: Jaime Seoane
PREMISES AFFECTED— 3032 W. 26th Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 272-87-A
MAP NO. 6-I
MINUTES OF MEETING
 December 11, 1987 and
 January 15, 1988

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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Automotriz Monterrey, for A.M.A.S. Inc., owner, on October 27, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the outdoor sale of motor vehicles, in a C1-2 Restricted Commercial District, on premises at 3032 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 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, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 11, 1987 and January 15, 1988; and

WHEREAS, the district maps show that the 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 said use is located in a C1-2 Restricted Commercial District; that on December 11, 1987, the Board upon its own motion continued this matter for further hearing on January 15, 1988 to allow the appellant and the objecting party to present more substantial evidence to support their contentions; that no further evidence was presented by the appellant at the hearing held on January 15, 1988 indicating that the outdoor sale of motor vehicles was established at the subject site prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that under §9.3-1 of the zoning ordinance, the Board has no authority to certify the use at the 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 806

APPLICANT: Irving Federal Savings & Loan Association
 APPEARANCES FOR: Jeffrey C. Rappin
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3939-41 N. Drake Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 264-87-S

MAP NO. 9-J

MINUTES OF MEETING

December 11, 1987 and
 January 15, 1988

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

Application approved.

THE RESOLUTION:

WHEREAS, Irving Federal Savings & Loan Association, owner, on November 5, 1987, 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 R3 General Residence district, on premises at 3939-41 N. Drake Avenue, for use by employees of a savings and loan located at 3515 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 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, §7.3-3, §7.7-3, §7.12(7), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 11, 1987 and January 15, 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 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 December 11, 1986 the Board approved, in Calendar No. 344-86-S, the establishment of an off-site accessory parking lot at 3941 N. Drake Avenue for use by employees of the applicant savings and loan located at 3515 W. Irving Park Road and permitted parking of automobiles in the required 20 feet frontyard of the proposed parking lot, in Calendar No. 345-86-Z; that the said parking lot is presently unimproved; that the applicant has improved its present savings and loan building with a second floor and a drive-through lane which has resulted in an increase in employees; that a parking lot at the subject site is necessary for the public convenience to provide employee parking for the savings and loan located at 3515 W. Irving Park Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; that the parking lot, located across the alley from a business district and with provisions for landscaping and fencing, will be compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

December 11, 1987 and January 15, 1988

Cal. No. 264-87-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3939-41 N. Drake Avenue, for use by employees of a savings and loan located at 3515 W. Irving Park Road, 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 employees of the applicant savings and loan association and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 6 feet high decorative wood fence shall be provided along the south lot line to screen the facility from abutting residential property; that steel beam guard rails approximately 2 feet in height shall be erected along the east lot line and along the north lot line, excepting the driveway areas; that a 4-foot high cyclone fence set back 4 feet from the west lot line shall be provided across the entire width of the lot; that landscaping and densely planted shrubbery shall be provided within said set-back area; that striping and wheel stops shall be provided; that lighting shall be provided which shall be directed away from abutting residential property; that ingress to and egress from the lot shall be from the alley abutting the subject site to the north; that the hours of operation shall be limited to the hours between 8 A.M. and 5:30 P.M., Monday, Tuesday, and Thursday, 8 A.M. and 8 P.M. Friday, and 8 A.M. and 1:30 P.M. Saturday; that the lot shall be secured with an appropriate device when not in use by the savings and loan. 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: Irving Federal Savings & Loan Association
APPEARANCES FOR: Jeffrey C. Rappin
APPEARANCES AGAINST:

CAL. NO. 265-87-Z

MAP NO. 9-J

MINUTES OF MEETING

December 11, 1987 and
 January 15, 1988

PREMISES AFFECTED-- 3939-41 N. Drake 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
 Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Irving Federal Savings & Loan Association, owner, on November 5, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the parking of automobiles in the required 20 feet front yard of a proposed parking lot, on premises at 3939-41 N. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 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, §7.3-3, §7.7-3, §7.12(7), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 11, 1987 and January 15, 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 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 December 11, 1986, in Calendar No. 344-86-S and in Calendar No. 345-86-Z, the Board approved the establishment of an off-site accessory parking lot at the subject site for use by employees of the applicant savings and loan association at 3515 W. Irving Park Road, and parking of automobiles in the required 20 feet front yard of the proposed parking lot; that the parking lot is presently unimproved; that the applicant has improved its present savings and loan facility with a second floor and a drive-through lane which has resulted in an increase in employees; that on January 15, 1988, in Calendar No. 264-87-S, the Board approved the establishment of an off-site accessory parking lot at the subject site for use by the employees of the applicant savings and loan association; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to effectively utilize the subject site as a parking lot; that the plight of the owner is due to the need to use the entire length of the lot to maximum capacity; and that the parking lot with provision for fencing and landscaping will be compatible with the mixed business and residential uses in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

December 11, 1987 and January 15, 1988
Cal. No. 265-87-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the parking of automobiles in the required 20 feet front yard of a proposed parking lot, on premises at 3939-41 N. Drake Avenue.

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

APPLICANT: Lincoln Park Congregation of Jehovah's Witnesses, Inc.
EARANCES FOR: William Hornsby, Jr.
APPEARANCES AGAINST: Brant C. Weidner

CAL. NO. 229-87-S
MAP NO. 3-F
MINUTES OF MEETING
 November 13, 1987 &
 January 15, 1988

PREMISES AFFECTED— 1287-89 N. Clybourn Avenue, 1301-09 N. Mohawk Street & 1266 N. Schick Pl.
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

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, Lincoln Park Congregation of Jehovah's Witnesses, Inc., owner, on September 13, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 50 feet by 110 feet church building, partly in a C1-2 Restricted Commercial District and partly in an R4 General Residence District, on premises at 1287-89 N. Clybourn Avenue, 1301-09 N. Mohawk Street and 1266 N. Schick Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 15, 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, §9.3-1, §9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on November 13, 1987 and January 15, 1988 after due notice thereof by publication in the Chicago Tribune on October 29, 1987; and

WHEREAS, the district maps show that the premises are located partly in a C1-2 Restricted Commercial District and partly 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 partly in a C1-2 Restricted Commercial District and partly in an R4 General Residence District; that it is proposed to erect a one-story 50 feet by 110 feet church building at the site to be shared by three Jehovah's Witnesses Congregations; that no proof was presented to indicate the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the commercial/ industrial character of N. Clybourn Avenue; and that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the area would be restricted; 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: Gerald A. Ambrose and Colleen McGeady Ambrose
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 233-87-Z
MAP NO. 5-F
MINUTES OF MEETING
January 15, 1988

PREMISES AFFECTED-- 1930-32 N. Orchard Street

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

ACTION OF BOARD--

Case continued to
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: 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
February 19, 1988.

CAL. NO. 236-87-S

MAP NO. 1-G

MINUTES OF MEETING

January 15, 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:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 600-38 N. Sacramento Boulevard

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

ACTION OF BOARD--

Case continued to
February 19, 1988.

CAL. NO. 260-87-S

MAP NO. 1-I

MINUTES OF MEETING

January 15, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

January 15, 1988

Cal. No. 41-87-S

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

Vice Chairman Kennon moved that the request for an extension of time be granted and the time extended to February 20, 1989. The motion prevailed by yeas and nays as follows:

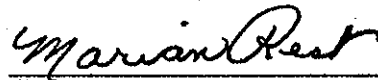
Yeas- Kennon, Rios and Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING

January 15, 1988

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on January 22, 1988.


Secretary