

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

Held in Room 569 County Building, on Monday, August 21, 1989 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

Anthony J. Fornelli

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Member Caldwell moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 21, 1989 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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

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

APPLICANT: Chinese Christian Union Church

CAL. NO. 181-89-Z

APPEARANCES FOR:

MAP NO. 6-F

APPEARANCES AGAINST:

MINUTES OF MEETING

August 21, 1989

PREMISES AFFECTED— 3000 S. Wallace Street

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

ACTION OF BOARD—

Case continued to  
October 20, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Chinese Christian Union Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3010 S. Parnell Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
October 20, 1989.

CAL. NO. 182-89-S

MAP NO. 6-F

MINUTES OF MEETING  
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THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

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

APPLICANT: Charles E. Hilson  
 APPEARANCES FOR: Chuck Faber  
 APPEARANCES AGAINST:

CAL NO. 183-89-S  
 MAP NO. 12-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 5357 S. Ashland Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Charles E. Hilson, owner, on July 6, 1989, 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 1 and 2-story brick and frame store and apartment building, in a C1-2 Restricted Commercial District, on premises at 5357 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-1, §9.11-1(6), §11.10."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

WHEREAS, the district maps show that the premises is 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 subject site is located in a C1-2 Restricted Commercial District; that the applicant proposes to establish a church in the 1 and 2-story brick and frame store and apartment building on the subject site; that the proposed church is currently a "family" church composed of approximately 3 persons; that no evidence was presented to indicate the establishment of a church at this location would not cause substantial injury to the value of other property in this active business block; that an automobile dealership and a tavern exist within 100 feet of the proposed use; that the Board takes judicial notice of laws in effect which would put the licensing rights of said uses in jeopardy by the establishment of a church at the subject site; that a church at this location is not compatible with the commercial/business character of S. Ashland Avenue; and that the proposed use would restrict the economic viability and future development of permitted uses in the area; 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 803

APPLICANT: The Church of the Atonement  
 APPEARANCES FOR: Gary I. Wigoda  
 APPEARANCES AGAINST:

CAL NO. 184-89-S  
 MAP NO. 15-G  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 5742 N. Kenmore Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Church of the Atonement, for American National Bank & Trust Company, Tr. #76746, owner, on July 17, 1989, filed an application 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 R5 General Residence District, on premises at 5742 N. Kenmore Avenue, to serve a church located at 5747 N. Kenmore Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the proposed off-site accessory parking lot is necessary at this location to provide needed off-street parking for the members of the applicant church located across the street at 5747 N. Kenmore Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will provide a reduction in the demand for on-street parking in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5742 N. Kenmore Avenue, to serve a church located at 5747 N. Kenmore Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be limited to the parking of private

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passenger automobiles belonging to members of the church congregation and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 15 feet front yard setback shall be provided and planted with trees and shrubbery; that wrought iron fencing shall be provided, with the exception of the driveway, in front of the planted areas on the N. Kenmore Street property line; that steel beam guard rails approximately 2 feet high shall be erected on the north, west and south property lines; that wheel stops and striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential property; that ingress and egress shall be from N. Kenmore Street; that the alley abutting the site to the west shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking lot shall be secured by appropriate means when not in use by the applicant church for services and other activities; 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.

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

APPLICANT: Paul Klein  
 APPEARANCES FOR: Ronald Grais, Paul Klein  
 APPEARANCES AGAINST:

CAL. NO. 185-89-S  
 MAP NO. 1-G  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 400 N. Morgan Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Paul Klein, for LaSalle National Bank, Tr. #4165-09, owner, on July 14, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an art gallery in a 1-story brick building in an M2-4 General Manufacturing District, on premises at 400 N. Morgan Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-2, §10.4-1(15)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

WHEREAS, the district maps show that the premises is located in M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-4 General Manufacturing District; that the subject site is improved with a 1-story brick commercial building; that the applicant's former art gallery in the River North development was recently destroyed by fire and that the applicant is seeking to re-establish his art gallery at the subject site; that the proposed use is necessary for the public convenience at this location in that the subject site is easily accessible and provides adequate facilities for displaying sculpture and other art mediums; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed art gallery in that the subject premises will be used only for art sales and that no hazardous artist materials will be stored on site and that adequate off-street parking is available for gallery patrons; that the limited scope and magnitude of the proposed use is such so as not to negatively impact upon permitted uses in this manufacturing district or cause any injury to the value of other property in the neighborhood in that the outside appearance of the existing building will remain the same and that its use as an art gallery will be hardly discernable; it is therefore

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



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the Zoning Administrator is authorized to permit the establishment of an art gallery in a 1-story brick building, on premises at 400 N. Morgan Street, upon condition that no hazardous artist materials shall be used or stored in the building or elsewhere on the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Robert P. Lizzo  
 APPEARANCES FOR: Robert P. Lizzo  
 APPEARANCES AGAINST:

CAL NO. 186-89-Z  
 MAP NO. 11-M  
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PREMISES AFFECTED— 4568 N. Mulligan Avenue

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

ACTION OF BOARD—

Application granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Robert P. Lizzo, for Tadeusz Sojda, owner, on July 17, 1989, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the legalization of the 2nd story of a 2-story and basement frame single-family residence, whose north side yard is 2.34 feet instead of 3 feet and whose total floor area ratio is 0.65 instead of 0.50, on premises at 4568 N. Mulligan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, §7.6-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is improved with a single-family residence with the subject 2nd floor addition; that the previous owner erected the 2nd floor addition and established a 2nd dwelling unit in the basement of the existing residential structure; that the present owner, Tadeusz Sojda, purchased the property approximately 2 years ago and deconverted the structure from 2 dwelling units to a single-family residence; that the owner is now seeking to legalize the existing 2nd story of the 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 existing 2nd floor is necessary to provide adequate living accommodations necessary for a single-family residence; that the relocation of the existing north wall of the structure would be architecturally and economically unfeasible; that the plight of the owner is due to unique circumstances in that the owner finds himself in a fait accompli situation; and that the variations, if granted, will be compatible with the existing improvements in the block, the majority of which are 1½ and 2-story single family residences, and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of the 2nd story of a 1-story and basement frame single-family residence, whose north side yard is 2.34 feet instead of 3 feet and whose total floor area ratio is 0.65 instead of 0.50, on premises at 4568 N. Mulligan 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 E. McNeel  
 APPEARANCES FOR: David E. McNeel  
 APPEARANCES AGAINST:

CAL. NO. 187-89-Z  
 MAP NO. 7-F  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 2413 N. Burling Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, David E. McNeel, owner, on July 18, 1989, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3.67' x 6.17' addition to the north side of the enclosed rear porch of a 2-story brick single-family residence, whose rear yard will be 13.32 feet instead of 30 feet, on premises at 2413 N. Burling Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-5, §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 August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is an 18.45' x 75' lot improved with a 2-story brick single-family residence; that the applicant proposes to renovate an existing rear porch and to erect a 3.67' x 6.17' addition to the north side of the porch to enlarge and improve the existing kitchen of the single-family residence on the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicant; that the plight of the owner is due to the limited size of the subject site lot which necessitates the requested rear yard variation; and that the proposed addition will be compatible with the existing improvements in the area, many of which do not conform with the rear yard requirements of the zoning ordinance; 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

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ordinance and that a variation be and it hereby is granted to permit the erection of a 3.67' x 6.17' addition to the north side of the enclosed rear porch of a 2-story brick single-family residence, whose rear yard will be 13.32 feet instead of 30 feet, on premises at 2413 N. Burling Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gilbert Glen Redmon  
 APPEARANCES FOR: Charles W. Siegel  
 APPEARANCES AGAINST:

CAL. NO. 188-89-S  
 MAP NO. 34-B  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 13542 S. Brandon Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE RESOLUTION:

WHEREAS, Gilbert Glen Redmon, for Evelyn Renier, owner, on July 12, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the re-establishment of a tavern on the 1st floor of a 3-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 13542 S. Brandon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 6, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject store is located in a 3-story brick store and apartment building on a triangular lot of approximately 5,400 sq. ft.; that the subject premises had been occupied by a tavern for approximately 60 years; that the former tavern business ceased in 1987 and the liquor license lapsed; that the tavern fixtures and equipment necessary to conduct business has remained intact; that the applicant now seeks to obtain a new liquor license under his corporation, Brandon Street Pub, Inc., in order to re-establish a tavern at the subject premises; that the majority of the tavern's patrons come from the local neighborhood and that the re-establishment of a 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 re-establishment of a tavern in the store in the building on the subject site which had been a tavern for 60 years, will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

THE VOTE

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

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

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the re-establishment of a tavern on the 1st floor of a 3-story brick store and apartment building, on premises at 13542 S. Brandon 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: Christ Community Church  
 APPEARANCES FOR: Paul Williams  
 APPEARANCES AGAINST:

CAL. NO. 189-89-S  
 MAP NO. 26-E  
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PREMISES AFFECTED— 743 E. 103rd Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Christ Community Church, owner, on July 14, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 178-seat church in a 1-story brick building and proposed addition, in a B4-2 Restricted Service District, on premises at 743 E. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the applicant church is presently located at 1439 W. 103rd Street in premises that can no longer accommodate the congregation; that the proposed church and 1-story 20 foot addition containing classrooms and bathrooms is necessary at the subject site to continue to meet the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church and addition which will provide needed services in the community and which will provide adequate off-street parking on-site to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the building on the subject site with the proposed 20 foot addition 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; 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 approval of the location and the establishment of a 178-seat church in a 1-story brick building and proposed 20 foot addition, on premises at 743 E. 103rd Street, upon condition that the on-site parking area abutting east



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and south of the subject building 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 chain link fencing shall be provided on the east, south and west lot lines; that striping shall be provided; that lighting shall be provided directed away from residential property; that ingress and egress shall be from E. 103rd Street; that the alleys abutting the site on the east and south property lines shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the parking area shall be securely locked during all hours when not in use by the applicant church; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Shirley Allison  
 APPEARANCES FOR: Paul Williams, Shirley Allison  
 APPEARANCES AGAINST:

CAL. NO. 190-89-S  
 MAP NO. 3-L  
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PREMISES AFFECTED— 5115 W. Division Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Shirley Allison, for North West Institute, owner, on July 14, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter in an existing 1-story and proposed 2nd story brick building, in a B4-1 Restricted Service District, on premises at 5115 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the applicant proposes to establish a transitional shelter for women and children in the existing 1-story and proposed 2nd story brick building on the subject site; that the shelter will provide beds for women and children for a period of up to 18 months; that the clients to be served by the proposed facility will be referred by city and social welfare agencies and from the applicant's other existing overnight shelter facility; that approximately 9 staff members will be on the premises at all times to monitor the shelter's activities; that the shelter will provide counselling services, vocational assistance, education and child care programs to its clients; that the establishment of a transitional shelter facility for women and children is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility which will meet all building code requirements and all applicable provisions of the municipal ordinances governing the establishment and operation of transitional shelter facilities; that the proposed use of the building on the subject site as a transitional shelter facility for women and children fulfills a need in the community and is compatible with the other vocational and

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social service improvements in this 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 Zoning Administrator is authorized to permit the establishment of a transitional shelter for women and children in an existing 2-story and proposed 2nd story brick building, with on-site parking for 12 automobiles at the rear of the building, on premises at 5115 W. Division Street, upon condition that the building shall be brought into compliance with all applicable building code regulations; that the premises shall not be used as a shelter facility until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

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

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

APPLICANT: Chicago Transit Authority, a municipal corporation  
 APPEARANCES FOR: Michael J. Wrenn  
 APPEARANCES AGAINST:

CAL. NO. 191-89-S  
 MAP NO. 11-J  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 3365 W. Lawrence Avenue (rear-approx. 650' south)  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, a municipal corporation, owner, on July 20, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an electric substation building, in a B5-2 General Service District, on premises at 3365 W. Lawrence Avenue (rear-approx. 650' south); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

WHEREAS, the district maps show that the premises is located in a B5-2 General 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 B5-2 General Residence District; that on June 20, 1986, in Calendar No. 142-86-S, the Zoning Board of Appeals approved a special use application by the Chicago Transit Authority for the erection of an electric substation building at the subject site; that due to the unavailability of anticipated federal and state funds the applicant was unable to proceed with the construction and consequently the special use approved by the Board on June 20, 1986 lapsed; that the testimony presented in Calendar No. 142-86-S is hereby made part of the record in this case; that the subject site is the Kimball rapid transit yard; that the applicant proposes to erect an electric substation facility to convert alternating current to direct current; that the proposed electric substation facility is necessary for the public convenience at this location to provide an additional power source for the Ravenswood rapid transit service; that the proposed use is a silent, self-contained improvement and is so designed and proposed to be operated in a manner that the public health, safety and welfare will be adequately protected; that the proposed facility will serve as a buffer between the Kimball Rapid Transit yard turn-around tracks and an abutting residential district and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

August 21, 1989

Cal No. 191-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an electric substation building, on premises at 3365 W. Lawrence Avenue (rear-approx. 650' south), 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: Chicago Transit Authority, a municipal corporation  
 APPEARANCES FOR: Michael J. Wrenn  
 APPEARANCES AGAINST:

CAL. NO. 192-89-S  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 125-27 N. Desplaines Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, a municipal corporation, owner, on July 20, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an electric substation building, in a C3-5 Commercial Manufacturing District, on premises at 125-27 N. Desplaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

WHEREAS, the district maps show that the premises is located in a C3-5 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 C3-5 Commercial-Manufacturing District; that on June 20, 1986, in Calendar No. 141-86-S, the Zoning Board of Appeals approved a special use application by the Chicago Transit Authority for the erection of an electric substation building at the subject site; that due to the unavailability of anticipated federal and state funds the applicant was unable to proceed with the construction and consequently the special use granted by the Board on June 20, 1986 lapsed; that the testimony presented in Calendar No. 141-86-S is hereby made part of the record in this case; that the subject site is improved with an electric substation facility that converts alternating current to direct current to power rapid transit trains; that it is proposed to replace the existing obsolete Haymarket substation facility with new modern equipment; that the proposed electric substation facility is necessary for the public convenience at this location in order to insure reliable service on the Lake-Dan Ryan Rapid Transit line; that the proposed use is so designed and will be operated in a manner to insure that the public health, safety and welfare will be adequately protected; and that the proposed use, which is a replacement of an obsolete facility, will be compatible with the existing commercial 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

August 21, 1989

Cal. No. 192-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an electric substation building, on premises at 125-27 N. Desplaines 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: Lunan Realty, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 4540 S. Pulaski Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
October 20, 1989.

CAL NO. 193-89-S

MAP NO. 10-K

MINUTES OF MEETING  
August 21, 1989

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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



ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 803

APPLICANT: Cellular One Chicago, a division of Southwestern Bell Mobile  
 APPEARANCES FOR: Rolando R. Acosta Systems, Inc.  
 APPEARANCES AGAINST:

CAL NO. 194-89-S  
 MAP NO. 13-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 5040-60 N. Marine Drive  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Cellular One Chicago, a division of Southwestern Bell Mobile Systems, Inc., for 5040-60 N. Marine Drive Condominium Association, an Illinois not-for-profit corporation, owner, on July 21, 1989, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of 9 antennae on the roof of an 8-story apartment building to be used as part of a cellular mobile telephone system, in an R7 General Residence District, on premises at 5040-60 N. Marine Drive; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on July 31, 1989; and

WHEREAS, the district maps show that the premises is located in an R7 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 R7 General Residence District; that the applicant proposes to install 9 four-foot tall sending and receiving antennae to the inside of the parapet walls on the roof of the 8-story building on the subject site; that the proposed installation of 9 antennae is an integral component of a cellular mobile telephone system which will link the uses of the system in the immediate vicinity to subscribers in the Chicago area; that the proposed use is necessary for the public convenience at this location as a part of a growing communications network which will provide additional communication services for businesses and individuals; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission and which will not interfere with other electronic reception in the surrounding area; and that the proposed antennae will not cause substantial injury to the value of other property in the neighborhood in that the antennae will be attached to the inside of the parapet walls on the roof of the building on the subject site and will hardly be discernable; it is therefore

MINUTES OF MEETING

August 21, 1989  
Cal. No. 194-89-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of 9 antennae, 4 feet high, on the roof of an 8-story apartment building to be used as part of a cellular mobile telephone system, on premises at 5040-60 N. Marine Drive, upon condition that the antennae shall be operated in compliance with the regulations of the Federal Communications Commission; 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: Hurtis Ray Thorpe  
 APPEARANCES FOR: Peggie Thorpe  
 APPEARANCES AGAINST:

CAL. NO. 195-89-A  
 MAP NO. 18-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 1001 W. 71st Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Hurtis Ray Thorpe for Otis Mims, owner, on June 27, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a drop-off cleaners in a 1-story brick multi-store building, in an R3 General Residence District, on premises at 1001 W. 71st Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the existing non-conforming 1-story multi-store building at the subject site is occupied by business uses, including a grocery store - a B1 use, a lounge - a B4 use and a restaurant - a B2 use; that the appellant has operated a drop-off cleaners - a B1 use, in the subject store in the multi-store building on the subject site for the past 5 years; that licensing requirements have caused the case to be filed; that the extension of the non-conforming use throughout the building is permitted under §6.4-6 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a drop-off cleaners in a 1-story brick multi-store building, on premises at 1001 W. 71st Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Monday through Saturday; 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: Hyang Kun Kuk  
 APPEARANCES FOR: Hyang Kun Kuk  
 APPEARANCES AGAINST:

CAL. NO. 196-89-A  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 3225 N. Southport Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Hyang Kun Kuk, for Vito & Rosemary Graziano, owners, on July 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a drop-off cleaners in a 2-story brick & frame store and apartment building, in an R4 General Residence District, on premises, at 3225 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the non-conforming store in the 2-story brick and frame store and apartment building on the subject site has been previously occupied by business uses, the last use having been a barber shop, a B1 use; that the appellant has operated a drop-off cleaners, a B1 use, at the subject premises for approximately 5 years; that licensing requirements have caused the case to be filed; that the change of use to a drop-off cleaners is a proper substitution of use under §6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a drop-off cleaners in a 2-story brick and frame store and apartment building, on premises at 3225 N. Southport Avenue, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 7 P.M., Monday through Friday and 8 A.M. and 6 P.M., Saturday; 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: Jeanny Lui  
 APPEARANCES FOR: John Figlioli, Jeanny Lui  
 APPEARANCES AGAINST: Stan Murton et al.

CAL. NO. 197-89-A  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 1906 N. Halsted Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jeanny Lui for Margaret Quinlan, owner, on July 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the incidental service of liquor in conjunction with a proposed restaurant in a 1-story brick store building, in an R4 General Residence District, on premises at 1906 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 18, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District in a non-conforming 1-story brick store building on the subject site; that on November 18, 1988 the Board sustained an appeal permitting the sale of expresso coffee and dessert items, as an accessory use, in an existing art gallery, a B2 use, in the building on the subject site, in Calendar No. 271-88-A; that on July 13, 1989, the Zoning Administrator approved the substitution of the non-conforming use of the subject site building from the art gallery to the proposed restaurant, a B2 use, on the basis of the Board's ruling in Calendar No. 271-88-A; that the appellant is now seeking a license to serve liquor in conjunction with the proposed restaurant use; that the Board finds in this case that the sale of liquor at the subject site is not compatible with the residential character of the block and is not in the public interest 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: Awad Itayem  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL NO. 198-89-A  
MAP NO. 16-F  
MINUTES OF MEETING  
August 21, 1989

PREMISES AFFECTED— 516 W. 71st Street

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

ACTION OF BOARD—

Case continued to  
October 20, 1989.

THE VOTE

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

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

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

APPLICANT: Gloria Spsychalski  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL NO. 199-89-A  
 MAP NO. 9-M  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED-- 6056 W. Addison Street

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gloria Spsychalski, for Midwest Bank and Trust Company, Tr. #2725, owner, on July 18, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dog grooming salon in a 2-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 6056 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the store in the building on the subject site was previously occupied by a radio and television repair shop, a B4 use; that the appellant proposes to establish a dog grooming salon for haircuts and baths for dogs; that no dogs will be housed or boarded overnight; that the use proposed is similar to a barber or beauty shop, a B1 use; that the change of use to a dog grooming salon 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 dog grooming salon in a 2-story brick store and apartment building, on premises at 6056 W. Addison Street, upon condition that the hours of operation shall be limited to the hours between 8:30 A.M. and 7 P.M., Monday through Saturday; that no dogs shall be housed or boarded overnight; 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: Raymond S. Cahnman

CAL NO. 200-89-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

August 21, 1989

PREMISES AFFECTED— 1933-35 N. Howe Street

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

ACTION OF BOARD—

Case continued to  
October 20, 1989.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: Gerald Oguss

CAL. NO. 70-89-A

APPEARANCES FOR:

MAP NO. 3-E

MINUTES OF MEETING

August 21, 1989

APPEARANCES AGAINST:

PREMISES AFFECTED— 850 N. Dewitt Place

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant, without prejudice.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: General Parking Corporation  
 APPEARANCES FOR: Stuart Glicken  
 APPEARANCES AGAINST:

CAL. NO. 97-89-S  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 111-23 W. Kinzie Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, General Parking Corporation, for LaSalle National Bank, Tr. #10-9841-03 and Tr. #111017, owners, on March 13, 1989, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-park public parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 111-23 W. Kinzie Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989 after due notice thereof by publication in the Chicago Tribune on April 3, 1989; 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 applicant proposes to establish a public parking lot at the subject site containing 114 parking spaces; that the proposed parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of August 21, 1994, will be compatible with the existing improvements in the area and will not cause substantial injury to the value 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 approve the establishment of a self-park 114-space public parking lot, on premises at 111-23 W. Kinzie Street, upon condition 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 parking lot shall be improved

MINUTES OF MEETING

August 21, 1989  
Cal. No. 97-89-S

with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails approximately 2 feet high shall be erected on the periphery of the paved area, excluding driveways; that lighting shall be provided; that striping shall be provided; that ingress shall be from N. LaSalle Street and from W. Kinzie Street and egress shall be from the northeast corner at W. Kinzie Street; that the driveways shall be constructed in accordance with applicable ordinances; that the hours of operation shall be limited to the hours between 7 A.M. and 12 Midnight, Monday through Saturday; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate 5 years from the date hereof, on August 21, 1994; 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.

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

APPLICANT: Troy Tap, Inc.  
 APPEARANCES FOR: Mark J. Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 151-89-S  
 MAP NO. 10-I  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 4600 S. Troy Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Troy Tap, Inc., for Worth Bank & Trust Co., Tr. #4010, owner, on May 18, 1989, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a 1-story brick building, in an R3 General Residence District, on premises at 4600 S. Troy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4, §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 August 21, 1989 after due notice thereof by publication in the Chicago Tribune on May 30, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a non-conforming 1-story brick building containing an existing tavern; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the tavern in the subject building has been in existence for at least 30 years; that the applicant, Marian Mikos, President of Troy Tap, Inc., has entered into a contract to purchase the building and tavern business at the subject site from his brother, Peter Mikos, who operates the existing licensed tavern; that the applicant has formed a corporation, Troy Tap, Inc., to operate the tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

August 21, 1989

Cal. No. 151-89-S

Zoning Administrator is authorized to approve the change of licensee and continued operation of an existing tavern in a 1-story brick building, on premises at 4600 S. Troy Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant Marian Mikos or his corporation, Troy Tap, Inc., as licensee, and that a change of licensee shall render the special use granted herein null and void; and be it further

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

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

APPLICANT: Louise Coleman  
 APPEARANCES FOR: Louise Coleman  
 APPEARANCES AGAINST:

CAL. NO. 201-89-A  
 MAP NO. 16-E  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 6505 S. St. Lawrence Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Louise Coleman, for Lander Coleman, owner, on June 19, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a 1-story brick multi-store building, in an R4 General Residence District, on premises at 6505 S. St. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 14, 1989 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the existing non-conforming 1-story brick multi-store building at the subject site is occupied by business uses, included a grocery store - a B1 use, a beauty supply business - a B1 use, and an office - a B2 use; that the subject store was previously occupied by a beauty shop; that under §6.4-6 of the zoning ordinance the non-conforming use may be extended throughout the building; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in a 1-story brick multi-store building, on premises at 6505 S. St. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bronislaw Mietus  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 201-89-A  
MAP NO. 13-0  
MINUTES OF MEETING  
August 21, 1989

PREMISES AFFECTED— 7731 W. Catalpa Avenue  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal dismissed for  
want of prosecution.

THE VOTE

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

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

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

APPLICANT: Nick Konstantinou  
 APPEARANCES FOR: Nicholas P. Black  
 APPEARANCES AGAINST:

CAL NO. 203-89-A  
 MAP NO. 13-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 1101-07 W. Bryn Mawr Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Nick Konstantinou, owner, on July 11, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of 14-dwelling units in lieu of bowling lanes on the 2nd and 3rd floors of a 3-story brick retail store and bowling alley building, in a B2-4 Restricted Retail District, which alleges requires no off-street parking, on premises at 1101-07 W. Bryn Mawr Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 6, 1989 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.11-2, §8.10-2(1)(2), §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 August 21, 1989; and

WHEREAS, the district maps show that the premises is located in a B2-4 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 B2-4 Restricted Retail District; that the subject site is improved with a 3-story brick retail store and bowling alley building; that the subject building was constructed in 1927 and contained stores, offices, a restaurant and bowling lanes; that no off-street parking was required at that time under the 1923 zoning ordinance; that the appellant proposes to deconvert the existing bowling lanes to 14 dwelling units; that under §5.8-1(3) of the zoning ordinance no off-street parking is required; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of 14 dwelling units in lieu of bowling lanes on the 2nd and 3rd floors of a 3-story brick retail store and bowling alley building with no off-street parking required, on premises at 1101-07 W. Bryn Mawr Avenue, upon condition that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Elias Hernandez, Andrea Rodriguez, Armando Hernandez  
 APPEARANCES FOR: Elias Hernandez  
 APPEARANCES AGAINST:

CAL. NO. 204-89-A  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 2101 W. Cullerton Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Elias Hernandez, Andrea Rodriguez & Armando Hernandez, for Francisco Lopez, owner, on June 26, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a bakery in a 2-story frame store and apartment building, in an R4 General Residence District, on premises at 2101 W. Cullerton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1989 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District in a non-conforming store in the 2-story frame store and apartment building on the subject site; that the subject store was previously occupied by business uses, the last use having been a television repair shop, a B4 use; that the appellants seek to establish a retail and wholesale bakery at the subject site; that the wholesaling activity is subordinate in area, extent and purpose and is considered accessory to the principal retail bakery operation; that the change of use to a retail bakery with accessory wholesale activity, 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 bakery in a 2-story frame store and apartment building, on premises at 2101 W. Cullerton Street, upon condition that the wholesale activity shall be limited to that of an accessory use only; that the hours of operation shall be limited to the hours between 5:30 A.M. and 5 P.M., daily; 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 206

**APPLICANT:** Maryla Sarniak  
**APPEARANCES FOR:** Maryla Sarniak  
**APPEARANCES AGAINST:**  
**PREMISES AFFECTED—** 5722 W. Diversey Avenue  
**SUBJECT—** Appeal from the decision of the Office of the Zoning Administrator.

**CALNO.** 205-89-A  
**MAPNO.** 7-M  
**MINUTES OF MEETING**  
 August 21, 1989

**ACTION OF BOARD—**

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

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, Maryla Sarniak, owner, on June 27, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a whole-sale food business in a 1-story brick store building, in a B4-1 Restricted Service District, on premises at 5722 W. Diversey Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District in an existing 1-story brick store building on the subject site; that the appellant seeks to establish a retail and wholesale food business at the subject site; that the appellant proposes to sell Polish foods and candies, a B1 use, and to make Polish cheese and yogurt at the subject site to sell to local Polish delicatessens; that the wholesaling activity is subordinate in area, extent and purpose and is considered accessory to the principal retail food business operation; 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 establishment of a retail and wholesale food business in a 1-story brick store building, on premises at 5722 W. Diversey Avenue, upon condition that the wholesaling activity shall be limited to that of an accessory use only to the retail operation; that the hours of operation shall be limited to the hours between 7 A.M. and 5 P.M., daily; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sung Ju Park  
 APPEARANCES FOR: Sung Ju Park  
 APPEARANCES AGAINST:

CAL. NO. 206-89-A  
 MAP NO. 15-I  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 2739 W. Devon 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, Sung Ju Park, for Sherwin Management, owner, on July 12, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the an existing art gallery on the ground floor of a 2-story brick multi-store and apartment building, which use is located within 50 feet of a street, in a B3-2 General Retail District, on premises at 2739 W. Devon Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 August 21, 1989; and

WHEREAS, the district maps show that the premises is located in a B3-2 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 said use is located in a B3-2 General Retail District; that the appellant has operated an art gallery in the subject store since 1978, which use had been operating previously at the site for many years; 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 an existing art gallery on the ground floor of a 2-story brick multi-store and apartment building, which use is located 50 feet of a street, on premises at 2739 W. Devon Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

THE VOTE

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

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

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

APPLICANT: Rose J. Margarella  
 APPEARANCES FOR: Rose J. Margarella  
 APPEARANCES AGAINST:

CAL. NO. 207-89-A  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 August 21, 1989

PREMISES AFFECTED— 3301 N. Southport Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rose J. Margarella, for William Conforti, owner, on July 14, 1989, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business for the sale of baby care products, balloons, baskets and fresh flowers in a 2-story frame store and apartment building, in an R4 General Residence District, on premises at 3301 N. Southport Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 1989; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the non-conforming store in the 2-story frame store and apartment building on the subject site has been previously occupied by business uses, the last use having been a business office, a B2 use, which ceased operation in June of 1989; that the appellant proposes to establish a gift shop for the sale of baby products and gift baskets; that the change of use to a gift shop, a B2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a business for the sale of baby care products, balloons, baskets and fresh flowers, in a 2-story frame store and apartment building, on premises at 3301 N. Southport Avenue, upon condition that the hours of operation shall be limited to the hours between 12 Noon and 8 P.M., Monday through Friday and 10 A.M. and 6 P.M., Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Illinois Bulk Handlers, Inc.

**CAL NO.** 208-89-S

**APPEARANCES FOR:**

**MAP NO.** 8-J

**APPEARANCES AGAINST:**

**MINUTES OF MEETING**

August 21, 1989

**PREMISES AFFECTED—** Area bounded on the north by the Illinois Central Railroad right-of-way; on the east by S. Ridgeway Ave.; on the south by W. 34th St., and on the west by S. Hamlin Ave.

**SUBJECT—**

Application for the approval of a special use.

**ACTION OF BOARD—**

**THE VOTE**

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

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

Case continued to  
October 20, 1989.

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

APPLICANT: Greyhound Bus Company

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 9401-11 S. State Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

CAL. NO. 209-89-S

MAP NO. 22-D

MINUTES OF MEETING  
August 21, 1989

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

James E. Caldwell

Anthony J. Fornelli

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

August 21, 1989

Cal. No. 4-89-Z

Ms. Linda Ashton, owner, presented a written request for an extension of time in which to obtain necessary building permits for the dormering of the attic of a 2-story frame 2-dwelling unit building and replacement of the front porch, with no front yard instead of 12.67 feet, whose north side yard will be 1.25 feet instead of 2.5 feet and which expansion will result in a 12.6% (388 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 2641 N. Burling Street, for which a variation was granted by the Board on January 20, 1989, Calendar No. 4-89-Z.

Ms. Ashton states that she has been requesting bids from several contractors and needs additional time in which to complete her building permit application and obtain a permit.

Chairman Kennon moved that the request for an extension of time be granted and the time extended to January 20, 1990 in order to obtain the necessary building permit. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 20, 1989

Cal. No. 170-88-S

Ms. Wyvonna Ford Bridgeforth, for GTB Bible Center, owner, presented a written request for an extension of time in which to obtain necessary building permits for the erection of a 380-seat church building, on premises at 10012-14 S. Michigan Avenue, approved by the Board on August 19, 1988, in Calendar No. 170-88-S.

Ms. Bridgeforth states that the subject property has been cleared of trees and debris but that the applicant is still awaiting Department of Inspectional Services approval on the architect's designs and plans.

Chairman Kennon moved that the request for an extension of time be granted and the time extended to August 19, 1990 in order to obtain approval of architects designs and plans and the necessary building permits. The motion prevailed by yeas and nays as follows:

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



MINUTES OF MEETING  
August 21, 1989  
Cal. No. 32-89-Z

Mr. Lawrence D'Antignac presented a written request for an amendment to the resolution granted by the Zoning Board of Appeals on March 17, 1989, in Calendar No. 32-89-Z, permitting the erection of a 2-story single-frame residence on the front of a lot, improved with a 2-story frame residence at the rear, whose side yards will each be 3 feet instead of 4.5 feet each and whose floor area ratio will be 0.65 instead of 0.50, on premises at 8150 S. Michigan Avenue, upon condition, in part, that a 33 feet front yard shall be provided.

Mr. D'Antignac asks that the resolution granted by the Board on March 17, 1989, Calendar No. 32-89-Z, be amended to reflect a 23 foot front yard in lieu of the 33 feet front yard, as stated in said resolution. Mr. D'Antignac further states that the amended front yard set back will meet the minimum 20 foot front yard requirement for the R2 Single-Family Residence District as provided for in the Chicago Zoning Ordinance.

Chairman Kennon moved that the request be granted and that the resolution granted in Calendar No. 32-89-Z be amended to reflect a 23 foot front yard in lieu of the 33 feet front yard. The motion prevailed by yeas as nays as follows:

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

MINUTES OF MEETING

August 21, 1989

Member Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 15, 1989.

*Marion Rest*

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Secretary