

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 21, 1986

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

The following were present and constituted a quorum:

Jack Guthman
Chairman
George J. Cullen
Michael J. Howlett, Sr.
Thomas P. Keane

MINUTES OF MEETING

March 21, 1986

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 28, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. 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 806

APPLICANT: 7th Star M.B. Church

CAL. NO. 62-86-S

APPEARANCES FOR: R. Houston Burnside

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED-- 1322-24 W. 87th Street

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

ACTION OF BOARD--

THE VOTE

Application approved.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the 7th Star M.B. Church, owner, on January 17, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 180-seat church building, in a B4-1 Restricted Service District, on premises at 1322-24 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1986 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, §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on March 3, 1986; 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 on May 18, 1984 the Board approved in Calendar No. 118-84-S, the location and establishment of the applicant church in a one-story brick building on the subject site, finding, in part, that the subject church was compatible with the existing improvements in the area, which included several existing churches, and would not cause substantial injury to the value of other property in the neighborhood; that on August 16, 1985 the Board denied an application for a special use by the applicant church for approval of the location and erection of a 275-seat church building at the subject site, Calendar No. 259-85-S, finding, in part, that the lease for the off-site parking lot was very narrow in scope without the flexibility the church use would need in the event of expanded service hours or days, which would place the church in the posture of violation of the parking requirements of the zoning ordinance during such expanded service times; that the applicant church proposes to demolish the existing building on the subject site and erect a 180-seat church building with an available parking area for no more than 12 on-site parking spaces; that the proposed 180-seat church is necessary at this location to meet the needs of the congregation which has outgrown its present facility; that the public health, safety and welfare will be adequately

MINUTES OF MEETING

March 21, 1986

Cal. No. 62-86-S

protected in the design and operation of the proposed church which will comply with all building code requirements of the City of Chicago and which will provide adequate off-street parking; and that the proposed use is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 180-seat church building, on premises at 1322-24 W. 87th 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: 7th Star M.B. Church
 APPEARANCES FOR: R. Houston Burnside
 APPEARANCES AGAINST:

CAL. NO. 63-86-Z
 MAP NO. 20-G
 MINUTES OF MEETING
 March 21, 1985

PREMISES AFFECTED— 1322-24 W. 87th Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the 7th Star M.B. Church, owner, on January 17, 1986, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a one-story 180-seat church building, with on-site parking for 12 instead of 15 automobiles, on premises at 1322-24 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1985 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, §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on March 3, 1986; 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 Board on March 21, 1986 approved the location and erection of the 180-seat church at the subject site; that the testimony in Calendar No. 62-86-S is hereby make part of the record in this case; that the 180-seat church requires 15 parking spaces; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested waiver of three parking spaces is necessitated by the limited parking area at the rear of the site; that the plight of the owner is due to unique circumstances in that the proposed church building has been redesigned to accommodate required off-street parking spaces; and that the requested variation, if granted, will not materially affect the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 180-seat church building with on-site parking for 12 instead of 15 automobiles,

MINUTES OF MEETING

March 21, 1986

Cal. No. 63-86-Z

on premises at 1322-24 W. 87th Street, upon condition that the parking area shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said area at any time; that the parking area shall be improved with a compacted macadam base not less than four inches thick, and 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 bumper guard rails shall be erected along the north, east and west lot lines, excepting the portion used as a driveway; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Ada Street; that the public alley abutting the parking area shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to 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 shall have been complied with.

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

APPLICANT: North Wells Gospel Mission

CAL. NO. 64-86-S

APPEARANCES FOR:

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 1241 W. 79th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
April 17, 1986.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: North Wells Gospel Mission

CAL. NO. 65-86-S

APPEARANCES FOR:

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING

March 21, 1986

PREMISES AFFECTED— 1226-30 W. 79th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 17, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Ronald A. Vari
 APPEARANCES FOR: Ronald A. Vari
 APPEARANCES AGAINST:

CAL. NO. 66-86-Z
 MAP NO. 1-G
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 1401-05 W. Grand Avenue

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

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Ronald A. Vari, for American National Bank & Trust Co. of Chicago, Tr. #614-30, owner, on January 27, 1986, filed an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a one-story 39.5 feet by 51 feet addition to the north side of a one-story automobile repair building, with no east front yard instead of the 20 feet required when located across the street from an R4 General Residence District, on premises at 1401-05 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1986 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, §10.13-1 and §10.15-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on March 3, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the R4 General Residence area east of the subject site was rezoned from M1-2 Restricted Manufacturing on February 29, 1980; and the R4 area north of the subject site was rezoned from M1-2 on December 12, 1985; 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 one-story 39.5 feet by 51 feet addition to the north side of the existing one-story automobile repair building is necessary to provide needed inside storage for automobiles awaiting repair; that the plight of the owner is due to the applicant's need to erect the proposed addition in conformity with the east line of the existing automobile repair building; that the proposed addition would not be architecturally feasible if required to comply with the transitional yard set-back required under the zoning ordinance when located across the street from a residential

MINUTES OF MEETING

March 21, 1986

Cal. No. 66-86-Z

district; that the subject site is across the streets from residential districts which contain many business improvements and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story 39.5 feet by 51 feet addition to the north side of a one-story automobile repair building, with no east front yard instead of the 20 feet required when located across the street from an R4 General Residence District, on premises at 1401-05 W. Grand Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Douglas O. Kaulas

CAL. NO. 67-86-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED—

1720 N. Sedgwick Avenue and 1721 N. Fern Court

SUBJECT—

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
April 17, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Marvin L. Herman, Agent
 APPEARANCES FOR: Marvin L. Herman
 APPEARANCES AGAINST:

CAL. NO. 68-86-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 2508-24 N. Sheffield Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marvin L. Herman, Agent, for Midtown Bank & Trust Co., Tr. #1348, owner, on February 5, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 20 dwelling unit town-house building, whose north front yard will be 10 instead of 15 feet, with no east side yard instead of 6 feet, with no south rear yard instead of 30 feet, and with no provision for one loading berth, on premises at 2508-24 N. Sheffield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 28, 1986 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(1), §7.7-5, §7.8-4(2), §7.8-5, §7.9-4, §7.9-5, §7.11-3(2), §7.11-4, §7.11-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on March 3, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on November 26, 1985 the City Council rezoned the subject site to R5 General Residence District for the purpose of erecting the proposed development; that the proposed development is for a lesser number of dwelling units that could legally be built under current zoning regulations; that the proposed lower density development is more desirable for the site, but cannot yield a reasonable return without the yard variations requested and the waiver of the loading berth; which would necessitate removal of dwelling space; that the plight of the owner is due to the desire to develop the subject property in accordance with the wishes of the community for a lower density development in the neighborhood; that the subject property is located in an area where the trend is toward residential rehabilitation and that the variations, if granted, will not alter the essential character of the locality; it

MINUTES OF MEETING

March 21, 1986

Cal. No. 68-86-Z

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 three-story 20-dwelling unit townhouse building whose north front yard will be 10 instead of 15 feet, with no east side yard instead of 6 feet, with no south rear yard instead of 30 feet and with no provision for one loading berth, on premises at 2508-24 N. Sheffield Avenue, upon condition that in agreement with the community, the applicant shall erect a wrought iron and masonry picket-type fence one foot back from the sidewalk on the north side of the subject property; 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: Christian Women Consulting Service, Inc.

CAL. NO. 69-86-S

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING

March 21, 1986

PREMISES AFFECTED— 7850 S. Chappel Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 17, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Marex Properties, Ltd., a Canadian Corporation CAL. NO. 70-86-A
 APPEARANCES FOR: Daniel L. Houlihan MAP NO. 1-E
 APPEARANCES AGAINST: MINUTES OF MEETING
 March 21, 1986
 PREMISES AFFECTED— 35 E. Wacker Drive
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marex Properties, Ltd., a Canadian Corporation, for LaSalle National Bank, Tr. #19750, owner, on February 21, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an approximately 3,000 square feet office space addition on the 24th floor of a 40-story office building, in a B6-7 Restricted Central Business District, on premises at 35 E. Wacker Drive, which building presently exceeds the allowable floor area ratio; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1986 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, §8.5-6(2) and §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 March 21, 1986; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-7 Restricted Central Business District; that the 40-story towered building on the subject site was erected in 1929 and presently exceeds the allowable floor area ratio; that a chase wall exists between the 24th floor exterior wall parapet and the existing 24th story building wall; that it is proposed to glass enclose this area between the chase wall and the building wall on the east and north sides, an area of approximately 3,200 square feet, for office space use; that the aforesaid area between the chase wall and the building wall has been used as mechanical equipment floor space and therefore is counted as floor area for the purpose of determining floor area ratio; that the proposed enclosure does not increase the existing floor area ratio; 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 glass enclosure of the area between the existing chase wall and the existing building

MINUTES OF MEETING

March 21, 1986

Cal. No. 70-86-A

wall on the east and north sides of the 24th floor, an area of approximately 3,200 square feet, for use as office space, on premises at 35 E. Wacker Drive, 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:

Marex Properties, Ltd., a Canadian Corporation

CAL. NO. 71-86-Z

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED—

35 E. Wacker Drive

SUBJECT—

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Case continued to
April 17, 1986.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Lawrence Klass CAL. NO. 72-86-A
 APPEARANCES FOR: Lawrence Klass MAP NO. 18-G
 APPEARANCES AGAINST: MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 7512-18 S. 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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Lawrence Klass, for Trudie Klass, owner, on January 31, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the storage of automobiles awaiting repairs or disposal on vacant land adjoining a one-story brick automobile repair and body shop building, in a B2-2 Restricted Retail District, on premises at 7512-18 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 23, 1986 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 §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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the existing automobile repair shop was established prior to the downzoning on September 26, 1977 from C1 to B2 which rendered the subject use non-conforming; that on August 19, 1980 the Board permitted the continued operation of the non-conforming automobile repair shop in a one-story brick building on the subject site, Calendar No. 244-80-A; that the appellant stated that the subject site has been in continuous use for storage of automobiles awaiting repair or disposal in conjunction with the automobile repair shop approved by the Board on August 19, 1980 but that the lot was overlooked by the appellant in filing the above said appeal; that evidence indicates that the lot is being used by the lessee of the site as a junk yard for stripped automobiles, which use is allowed only as a special use in M2 or M3 Manufacturing Districts; that the Board has no authority to permit a junk yard for stripped automobiles 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 806

APPLICANT: Faisal M. Kandah
 APPEARANCES FOR: Donald W. Segal
 APPEARANCES AGAINST:

CAL. NO. 73-86-A
 MAP NO. 6-J
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 2801 S. Christiana Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Faisal M. Kandah, for John Petrivich, owner, on January 20, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of packaged liquor in an existing grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 2801 S. Christiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 1986 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 March 21, 1986; 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 March 18, 1983 in Calendar No. 78-83-A, the Board approved the establishment of a grocery store in the existing non-conforming store in the two-story brick store and apartment building on the subject site; that the Board finds that the requested sale of packaged liquor in the existing non-conforming grocery store is a more intensive use of the premises and that under §6.4-7 of the zoning ordinance the Board has no authority to permit the sale of packaged alcoholic beverages in the existing non-conforming grocery store on 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 806

APPLICANT: Mary Dworak
APPEARANCES FOR: Mary Dworak
APPEARANCES AGAINST:

CAL. NO. 74-86-A
MAP NO. 13- N
MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 6648 W. Foster Avenue

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mary Dworak, owner, on January 31, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the attic of a one-story brick single family residence to be occupied as related living with complete kitchen facilities, in an R2 Single Family Residence District, on premises at 6648 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 28, 1986 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, §7.3-2 and §7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single Family Residence District; that records of the Building Department show that a permit was issued September 12, 1951 for the erection of a one-story brick residence on the subject site; that the district has been zoned Single Family Residence since the year 1942; tht the appellant purchased the subject building in July of 1984; that no evidence was presented that indicated an attic apartment with complete kitchen facilities had been legally established prior to the year 1957; 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: Sang Un Cha
 APPEARANCES FOR: Sang Un Cha
 APPEARANCES AGAINST:

CAL. NO. 75-86-A
 MAP NO. 12-G
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED-- 4715 S. Ashland Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sang Un Cha, for Arthur Flaxman, owner, on February 11, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a martial arts school on the 2nd floor of a two-story brick business building, in a B3-3 General Retail District, on premises at 4715 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 6, 1986 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 March 21, 1986; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B3-3 General Retail District; that the appellant operates a martial arts school on the 2nd floor of the two-story business building on the subject site; that the Office of the Zoning Administrator contends that the said use is similar to a trade school, a use permitted in a B4 district; that the Board finds that the said martial arts school is analogous to a dance or music school, which uses are permitted in a B3 district; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a martial arts school on the 2nd floor of a two-story brick business building, on premises at 4715 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Joan Sorensen
 APPEARANCES FOR: Joan Sorensen
 APPEARANCES AGAINST:

CAL. NO. 76-86-A
 MAP NO. 7-G
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 2729 N. Magnolia Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joan Sorensen, owner, on February 19, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the attic roof to be dormered to utilize the space as additional rooms for the 2nd floor dwelling unit in the two-story frame two-dwelling unit building on the front of a lot improved additionally with a one-story frame single family dwelling, in an R3 General Residence District, on premises at 2729 N. Magnolia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §7.6-3 and §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 March 21, 1986; 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 roof on the two-story frame two dwelling unit building on the front of the lot has been partially dormered without permits; that the attic portion of the subject two-story two dwelling unit building has head room exceeding 7 feet 10 inches in height and has always contained room space; that the pre-existing attic floor area is included in determining floor area ratio and therefore its utilization will not increase the existing floor area ratio; 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 attic roof to be dormered to utilize the space as additional rooms for the 2nd floor dwelling unit in the two-story two-dwelling unit building on the front of a lot improved additionally with a one-story frame single family residence, on premises at 2729 N. Magnolia Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: U.S. Electronics, Inc.

CAL. NO. 77-86-A

APPEARANCES FOR: Stephen A. Cook

MAP NO. 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING

March 21, 1986

PREMISES AFFECTED— 6343 S. Western Avenue

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, U.S. Electronics, Inc., for Ben Lake, owner, on January 29, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing wholesale electronic parts store in a three-story brick building, in a B2-2 Restricted Retail District, on premises at 6343 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1986 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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District on the first floor of a three-story building on the subject site; that the existing wholesale electronic parts business has occupied the subject store for the past 14 years; that the subject store has been occupied by business and commercial uses, the last use having been a wholesale plumbing business, a C use, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing wholesale electronic parts store in a three-story brick building, on premises at 6343 S. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Rogelio Guerra
 APPEARANCES FOR: Rogelio Guerra
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1540 W. 18th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 78-86-A
 MAP NO. 4-G
 MINUTES OF MEETING
 March 21, 1986

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rogelio Guerra, owner, on January 28, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a two-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 1540 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 23, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986; 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 B4-2 Restricted Service District; that the store in the building on the subject site is occupied by an existing retail bakery; that the appellant proposes to wholesale bakery items on a limited basis; that the existing retail bakery operation will not be expanded in any way by the proposed wholesaling activity; that the wholesaling of bakery goods on a limited basis 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 permit wholesaling as an accessory use only in conjunction with an existing retail bakery in a two-story brick store and apartment building, on premises at 1540 W. 18th 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: Manuel Alferes
 APPEARANCES FOR: Manuel Alferes, Jr.
 APPEARANCES AGAINST:

CAL. NO. 79-86-A
 MAP NO. 6-J
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 2500 S. St. Louis Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Manuel Alferes, owner, on January 21, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail grocery store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2500 S. St. Louis Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 1986 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 March 21, 1986; 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 proof presented indicates that the non-conforming store in the building on the subject site is occupied by an existing retail grocery store; that the appellant proposes to wholesale spices on a limited basis in the basement of the premises; that the existing retail grocery operation will not be expanded in any way by the proposed wholesaling activity; that the wholesaling of spices on a limited basis 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 permit the wholesaling of spices as an accessory use only in conjunction with an existing retail grocery store in a two-story brick store and apartment building, on premises at 2500 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; 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: Glenlake International Auto Care, Inc.
APPEARANCES FOR: Burton Grossman, Michael Scanlon
APPEARANCES AGAINST:

CAL. NO. 80-86-A
MAP NO. 17-H
MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 7111-13 N. Clark Street

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Glenlake International Auto Care, Inc., for Michael J. Scanlon, owner, on February 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify body repair and painting in conjunction with an existing automobile repair shop in a one-story brick garage building, in a B4-2 Restricted Service District, on premises at 7111-13 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1986 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 March 21, 1986; 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 automobile body repair work and painting has been performed continuously on the subject site in conjunction with an existing automobile repair shop in the one-story brick garage building since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the property was purchased by the appellant on the basis that the former owner was doing body work and painting at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify body repair and painting in conjunction with an existing automobile repair shop in a one-story brick garage building, on premises at 7111-13 N. Clark 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: Eun Suk Ki
APPEARANCES FOR: Eun Suk Ki
APPEARANCES AGAINST:

CAL. NO. 81-86-A
MAP NO. 13-J
MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 4808 N. Spaulding Avenue

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

ACTION OF BOARD—

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT

THE RESOLUTION:

WHEREAS, Eun Suk Ki, for Suh Ki Kon, owner, on February 18, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing sign painting business in a one-story brick multi-store building, in a B3-2 General Retail District, on premises at 4808 N. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1986 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 March 21, 1986; and

WHEREAS, the district maps show that the premises are 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 subject store in the one-story brick multi-store building has been occupied by the existing sign painting business for the past two years; that the appellant recently took over the business from the prior operator; that the appellant operates an art studio for the handpainting of small signs and utilizes no machines or mechanical devices in his business; 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 sign painting business in a one-story brick multi-store building, on premises at 4808 N. Spaulding Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Angel Lebron
 APPEARANCES FOR: Angel Lebron
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 748 N. Damen Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 82-86-A
 MAP NO. 1-H
 MINUTES OF MEETING
 March 21, 1986

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Angel Lebron, for Sylvia Nelson, owner, on January 27, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a contractor's office in a one-story brick store building, in a B5-2 General Service District, on premises at 748 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 22, 1986 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, §8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986; and

WHEREAS, the district maps show that the premises are 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 Service District; that the appellant proposes to establish a business office in the one-story brick building on the subject site to be used in conjunction with his contractor business; that the use of the premises will be only for the business aspects of his operation and that no trucks, vans or contractor-related materials will be stored on the premises; that business offices are permitted uses in a B5 district; 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 contractor's office in a one-story brick building, on premises at 748 N. Damen Avenue, upon condition that no equipment, trucks or vans, or contractor-related materials shall be stored 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 806

APPLICANT: Jong Hui Khil
 APPEARANCES FOR: Jong Hui Khil
 APPEARANCES AGAINST:

CAL. NO. 83-86-A
 MAP NO. 9-J
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 3701 W. Addison Street

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jong Hui Khil, for Paul J. Quetschke & Co., owner, on January 27, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a drop-off cleaners (processing done elsewhere) in a store in the basement of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 3701 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 24, 1986 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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that on October 15, 1976 the Board permitted the establishment of a florist shop, a B2 use, in the store in the three-story brick building on the subject site, Calendar No. 278-76-A; that the change of use to a drop-off dry cleaners only with accessory hand tailoring work, 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 certify a drop-off dry cleaners only with accessory hand tailoring in a store in the basement of a three-story brick store and apartment building, on premises at 3701 W. Addison Street, upon condition that the dry cleaning operation shall be limited to drop-off only, with processing done elsewhere; that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sarah Trezevant

CAL. NO. 84-85-A

APPEARANCES FOR:

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 7009 M. Sheridan Road

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

ACTION OF BOARD—

THE VOTE

Case dismissed for want
of prosecution.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Charlie Miller
 APPEARANCES FOR: Charlie Miller
 APPEARANCES AGAINST:

CAL. NO. 85-86-A
 MAP NO. 14-E
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 5711 S. Prairie Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Charlie Miller for Ben Vold, Inc., owner, on February 5, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair shop in a one-story brick store building, in an R5 General Residence District, on premises at 5711 S. Prairie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1986 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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the appellant proposes to repair and sell used tires in the one-story non-conforming brick store building on the subject site; that automobile tire repair and sale requires Commercial zoning; that the Board has no authority to permit the establishment of a tire repair and sales shop in the building on 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 806

APPLICANT: Miguel Ocana
 APPEARANCES FOR: Slawko Olenczuk, Miguel Ocana
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4749 N. Pulaski Road
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 86-86-A
 MAP NO. 11-J
 MINUTES OF MEETING
 March 21, 1986

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Miguel Ocana, for Ferhat Shero, owner, on February 24, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair shop in a store on the first floor of a two-story brick multi-store and apartment building, in a B2-2 Restricted Retail District, on premises at 4749 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 6, 1986 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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject store is located in a two-story multi-store and apartment building which contains beauty shops, restaurants, a cleaners and a general merchandise store, which uses are permitted in the B2 district; that the subject store has been previously occupied by a video shop, a B2 use; that tire repair requires Commercial zoning; that the Board has no authority to permit a Commercial use in a B2 Restricted Retail District; 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: Ali A. Nimrouzi
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 87-86-A
MAP NO. 5-F
MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 435 W. Armitage Avenue

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

ACTION OF BOARD—

Case continued to
April 17, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Richard Lichtenwalter
 APPEARANCES FOR: Richard Lichtenwalter
 APPEARANCES AGAINST:

CAL. NO. 88-86-A
 MAP NO. 7-M
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 6214 W. Diversey Avenue

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Lichtenwalter, for Jeff Pasowicz, owner, on January 31, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a video rental and sales business in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 6214 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 28, 1986 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 §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 March 21, 1986; 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 a R3 General Residence District; that the store in the two-story brick store and apartment building on the subject site has been occupied by business uses, the last use having been a clothing store, a B2 use; that the change of use to a video rental and sales business, 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 video rental and sales business in a two-story brick store and apartment building, on premises at 6214 W. Diversey Avenue, upon condition that the hours of operation shall be limited to the hours between 12 Noon and 10 P.M., Mondays through Saturdays and 12 Noon to 8 P.M., Sundays; 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: Werner Linczmaier
 APPEARANCES FOR: Werner Linczmaier
 APPEARANCES AGAINST:

CAL. NO. 89-86-A
 MAP NO. 15-M
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 5897 N. Elston Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Werner Linczmaier, for Betty Hamal and Edward Baharis, owners, on February 24, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store building, in an R3 General Residence District, on premises at 5897 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1986 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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming one-story brick building on the subject site has been occupied by business uses, the last use having been a moped sales and repair shop; that the change of use to a grocery 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 grocery store in a one-story brick building, on premises at 5897 N. Elston Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M. Mondays through Fridays, 7 A.M. and 5 P.M., Saturdays; 8 A.M. and 5 P.M., Sundays; that there shall be no automatic amusement machines on the premises; that there shall be no sale of alcoholic beverages 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 806

APPLICANT: James Perkins
 APPEARANCES FOR: James Perkins
 APPEARANCES AGAINST:

CAL. NO. 90-86-A
 MAP NO. 12-H
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 5301 S. Wolcott Avenue

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, James Perkins, for Francis Fialka, owner, on January 31, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 5301 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 10, 1986 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 March 21, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the building on the subject site had been occupied by a tavern; that the appellant leased the premises for a grocery store and has spent the intervening period readying the store for occupancy; that there was no intent to abandon the use of the premises as a store, the fixtures having remained intact in the premises; that the change of use from a tavern, a B4 use, to a grocery store, a B1 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story brick store and apartment building, on premises at 5301 S. Wolcott Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no automatic amusement machines on the premises; that there shall be no sale of alcoholic beverages 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 806

APPLICANT: Heriberto Hernandez
 APPEARANCES FOR: Heriberto Rubio
 APPEARANCES AGAINST:

CAL. NO. 91-86-A
 MAP NO. 6-K
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 4335 W. 25th Place

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Heriberto Hernandez, owner, on January 31, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the purveying of food in a store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 4335 W. 25th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1985 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 March 21, 1986; and

WHEREAS, the district maps show that 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; that the non-conforming store in the two-story brick store and apartment building on the subject site has been previously occupied by business uses, the last use having been a business office for a remodeling operation; that the change of use to a candy and notions 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 purveying of food in a candy and notions store on the first floor of a two-story brick store and apartment building, on premises at 4335 W. 25th Place, upon condition that there shall be no automatic amusement machines on the premises and that the existing amusement machines shall be removed from the premises; that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 7:30 A.M. and 9 A.M. and from 2 P.M. to 6:30 P.M., Mondays through Fridays; 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: United Tabernacle Church of God in Christ
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 34-86-S
MAP NO. 16-H
MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 6522 S. Ashland Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
April 17, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Unity Tabernacle Church of God and Christ

CAL. NO. 35-86-Z

APPEARANCES FOR:

MAP NO. 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 6522 S. Ashland Avenue

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

ACTION OF BOARD—

Case continued to
April 17, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Israel Church
 APPEARANCES FOR: Martin Murphy
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7606-20 S. Cottage Grove Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 41-86-S
 MAP NO. 18-E
 MINUTES OF MEETING
 March 21, 1986

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Israel Church, owner, on January 3, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility for unwed mothers in a three-story brick building containing a church, stores, and apartments above, in a B4-2 Restricted Service District, on premises at 7606-20 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1985 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 March 21, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; 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 the applicant proposes to establish a shelter facility for unwed mothers on the second and third floors of the existing building on the subject site which also contains the applicant church and some retail uses on the ground floor; that the proposed facility will provide pre-natal care, personal counselling and will teach basic educational skills, as well as home economics, personal hygiene, nurturing and child rearing skills to its clients; that the applicant proposes to renovate existing apartments on the 2nd and 3rd floors of the subject building into dormitories for its clients, staff accommodations and classrooms; that the entrance to the proposed facility will be at 7618 S. Cottage Grove Avenue and will be secured at all times against unauthorized entry; that the proposed shelter will care for no more than 12 clients at one time and will be staffed with a registered nurse as director, as well as on-call medical personnel, social workers and volunteer workers from the applicant church; that the establishment of the proposed shelter facility is necessary for the public convenience at this location to provide needed services of this kind in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the

MINUTES OF MEETING

March 21, 1986

Cal. No. 41-86-S

proposed use which will be operated under the conditions hereinafter set forth and that the facility will meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; that the proposed use of the 2nd and 3rd floors of the building on the subject site as a shelter facility for unwed mothers, which use fulfills a need in the community and will be operated in conjunction with the existing church, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility for unwed mothers, and to accommodate not more than 12 clients, in the three-story brick building, on premises at 7606-20 S. Cottage Grove Avenue, upon condition that the building is brought into compliance with all applicable building code regulations; that the portion of the premises designated to be used as a shelter facility shall not be used for that purpose until the building complies with all applicable code regulations; and 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 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 unwed mothers or any increase in the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: Roy D. Cane
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Thomas Bierbrodt

CAL. NO. 42-86-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 2000 N. Orleans Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Roy D. Cane, owner, on December 27, 1985, filed an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a garage and 2nd floor kitchen addition to the rear of a two-and-a-half story brick two-dwelling unit building, with no rear yard instead of 30 feet, on premises at 2000 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 27, 1985 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, §8.7-1 and §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 March 21, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; and

WHEREAS, the district maps show that the premises are located in a B4-3 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 B4-3 Restricted Service District; that the subject site is improved with a two-and-a-half story brick two-dwelling unit rowhouse structure, approximately 100 years old, on the front of the lot which is additionally improved with a two-story brick coach house residential structure at the rear of the lot; that the applicant, who resides in the 2nd and 3rd floor dwelling unit, proposes to construct a masonry addition consisting of a garage at street level and a greenhouse addition with a deck to the existing kitchen, which addition will be located over the proposed garage; 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 space available on the site; and that the variation, if granted, will not alter the essential character of the locality in that the proposed addition will follow the building lines of the existing structure and will be located in an area where most of the existing improvements do not comply with yard requirements of the zoning

MINUTES OF MEETING

March 21, 1986

Cal. No. 42-86-Z

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 garage and 2nd floor kitchen addition to the rear of a two-and-a-half story brick two-dwelling unit building, with no rear yard instead of 20 feet, on premises at 2000 N. Orleans 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: Robert Ingolia
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 43-86-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 6205, 6209 and 6213 W. Bittersweet Place
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Ingolia, for Parkway Bank and Trust Company, Tr. #7442, owner, on January 6, 1986, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of three single family dwellings on irregular shaped lots fronting on a cul-de-sac with the building at 6205 having a 15 foot rear yard at its narrowest point, the building at 6209 having an 11 foot rear yard at its narrowest point and the building at 6213 having an 18 foot rear yard at its narrowest point, instead of rear yards of 30 feet each, on premises at 6205, 6209 and 6213 W. Bittersweet Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 31, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single Family Residence District; that the subject site consists of a parcel of land which was subdivided on April 21, 1978 into four irregular shaped lots; that three of the proposed four single family residence development are on irregular shaped lots of 5,000 square feet each and fronting on a cul-de-sac; 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 due to the irregularity of the 6205, 6209 and 6213 W. Bittersweet Place lots, it would be difficult to develop these lots without a yard variation; that the plight of the owner is due to the configuration of the subject lots; and that the variations, if granted, will not alter the essential character of the locality in that the proposed uses, located in a cul-de-sac, will be a minimum of 50 feet away from existing improvements and will not impair an adequate supply of light and air to adjoining properties; it is therefore

MINUTES OF MEETING

March 21, 1986

Cal. No. 43-86-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 three single family residences on irregular shaped lots fronting on a cul-de-sac with the building on premises at 6205 W. Bittersweet Place having a 15 foot rear yard at its narrowest point, the building on premises at 6209 W. Bittersweet Place having an 11 foot rear yard at its narrowest point, and the building on premises at 6213 W. Bittersweet Place having an 18 foot rear yard at its narrowest point, instead of rear yards of 30 feet each, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permits are issued.

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

APPLICANT: Walter E. Kosary, d/b/a Kosary Funeral Home
 APPEARANCES FOR: William J. Hennessey, Walter E. Kosary
 APPEARANCES AGAINST: Anna T. and Frank S. Iwinski, Robert Galvin
 PREMISES AFFECTED— 5842 S. Albany Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 44-86-S
 MAP NO. 14-I
 MINUTES OF MEETING
 March 21, 1986

ACTION OF BOARD—

THE VOTE

Application denied.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Walter E. Kosary, d/b/a/ Kosary Funeral Home, for Walter E. Kosary, owner, on January 6, 1986, 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 5842 S. Albany Avenue, to serve a funeral home located at 3100 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3 and §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; 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 lot measures 35 feet by 125 feet and is improved with a one-story frame dwelling at the rear, with the balance of the lot paved for parking; that the applicant has operated a funeral home at 3100 W. 59th Street for the past 22 years; that in January, 1985, the applicant purchased the subject premises for \$25,000, for the purpose of providing additional off-site parking for his funeral home located directly south and across the alley from the subject site; that the applicant, without having obtained a permit, graded and paved the unimproved portion of the subject site for parking; that on September 12, 1985, the applicant was issued a cease and desist order by the Department of Zoning to discontinue the use of the subject site as an off-site parking lot as such use is illegal and contrary to the applicable provisions of the Chicago Zoning Ordinance; that on December 3, 1985, the Circuit Court of Cook County ordered the applicant to remove and desist use of the subject premises as a parking lot and to restore the lot to prior condition; that the Board finds

MINUTES OF MEETING

March 21, 1986

Cal. No. 44-86-S

that the establishment of an off-site parking lot for seven automobiles will not appreciably improve the parking situation in the area and therefore is not necessary for the public convenience at this location; that the proposed use will be detrimental to the public health, safety and welfare of the area in general and the neighboring property owner specifically; and that the establishment of a parking lot on the subject site in a block improved substantially with single family residences will have an adverse effect on the value of other properties in this residential neighborhood and is not in the public interest at this location; 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 806

APPLICANT: Walter E. Kosary, d/b/a Kosary Funeral Home
 APPEARANCES FOR: William J. Hennessey, Walter E. Kosary
 APPEARANCES AGAINST: Anna T. and Frank S. Iwinski, Robert Galvin

CAL. NO. 45-86-Z
 MAP NO. 14-1
 MINUTES OF MEETING
 March 21, 1986

PREMISES AFFECTED— 5842 S. Albany Avenue

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

ACTION OF BOARD—

THE VOTE

Application denied.

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Walter E. Kosary, d/b/a Kosary Funeral Home, for Walter E. Kosary, owner, on January 6, 1986, 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 front and south side yards of a proposed off-site accessory parking lot, on premises at 5842 S. Albany Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; 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 applicant has withdrawn his request to park automobiles in the required 20 feet front yard of the proposed parking lot; that the parking capacity of the proposed lot is thereby reduced to seven automobiles, partially located in the required south side yard; that the denial of the special use application for the approval of the location and the establishment of an off-site accessory parking lot at the subject site to serve a funeral home located at 3100 W. 59th Street, Calendar No. 44-86-S, negates the need for the variation requested; it is therefore

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

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

APPLICANT: Betty Spooner

CAL. NO. 58-86-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
March 21, 1986

PREMISES AFFECTED— 2122 N. Hudson Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
April 17, 1986.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Xavier Ortega

CAL. NO. 60-86-S

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 21, 1986

PREMISES AFFECTED— 1428-30 N. Orleans Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
April 17, 1986.

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

March 21, 1986

Cal. No. 291-83-Z

Mr. Jack Berger presented a request for an extension of time in which to obtain permits for the erection of a three and four-story 12-apartment building whose front yard will be 5 instead of 15 feet, with side yards of 3 instead of 10 feet, whose rear yard will be 2.5 feet instead of 30 feet and with six enclosed parking spaces located in a portion of the required front yard, on premises at 1856-64 N. Halsted Street, for which a variation was granted by the Zoning Board of Appeals on December 16, 1983, Cal. No. 291-83-Z.

Mr. Berger stated in his request that he has not proceeded with the project due to historically high interest rates during the last two years which would have made the project significantly more risky than it is under today's interest rate situation.

Chairman Guthman moved that the request be granted and that the time extended until September 16, 1986. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

March 21, 1986

Cal. No. 293-83-Z

Mr. William F. Brandt, for The Norwegian-American Hospital, Inc., presented a request for an extension of time in which to obtain necessary building permits to complete the erection of an addition to the 5th floor of a five story hospital building, on premises at 1044 N. Francisco Avenue, for which a variation was granted by the Zoning Board of Appeals on October 21, 1983 permitting the erection of additions to the 3rd, 4th and 5th floors of said hospital in Calendar No. 293-83-Z.

Mr. Brandt stated in his request that the hospital planned to extend the 5th floor approximately 2,000 square feet to complete the modernization of the nursery and obstetric departments. He also stated that the hospital had planned to do this work under the variation granted by the Board on October 21, 1983 but time and funds would not allow all the construction to be done at the same time.

Chairman Guthman moved that the request be granted and the time extended to September 21, 1986. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING
March 21, 1986
Cal. No. 64-78-S

Melrose Park National Bank, Trust No. 2320, as Trustee, and on behalf of the beneficial owner of said trust, Waste Management of Illinois, Inc., by its attorneys, Daniel L. Houlihan & Associates, Ltd., presented a motion to toll the commencement date of a variation in the nature of a special use, stating as follows:

1. That the commencement of use date of the previously authorized special use for the subject property under the referenced calendar has been extended by prior resolution of this Board to and including April 1, 1986.

2. That the Board founded its decision to extend the commencement of use date to April 1, 1986, upon the adoption by the City Council of the City of Chicago of a moratorium ordinance which prevented applicant from implementing its use.

3. That said moratorium ordinance was scheduled to expire as of February 1, 1986, but that the City Council on January 30, 1986, adopted an ordinance extending said moratorium to February 1, 1987.

4. That said moratorium prevents applicant from implementing the prior commencement of use date resolution of the Board before February 1, 1987 and for a subsequent period of time thereafter in order to allow reasonable review by the municipal authorities of a permit applicable for the authorized special use.

5. That the Board, pursuant to §11.10-5 of the ordinance, has the authority to extend the commencement date for an additional 12 months.

That the Office of the Corporation Counsel of the City of Chicago does not object to the granting of the extension since that extension maintains the status quo during the moratorium imposed by the City of Chicago.

Chairman Guthman moved that the request be granted and the current commencement of use date be tolled during the pendency of the moratorium ordinance and the commencement date of said special use be extended to and including April 1, 1987.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

March 21, 1986

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on April 4, 1986.

Marianne Reed
Secretary

MINUTES OF THE SPECIAL MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, April 4, 1986

At 3:00 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman
George J. Cullen
Michael J. Howlett, Sr.
Thomas P. Keane

MINUTES OF MEETING

April 4, 1986

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 21, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Gullen, Howlett and Keane. Nays- None.

The Board thereupon held its special meeting, taking action designated on the face of the resolution.

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

APPLICANT: Overland Bond and Investment Corporation
APPEARANCES FOR: Charles J. O'Connor
APPEARANCES AGAINST: Jeffrey Jahns

CAL. NO. 61-86-Z
MAP NO. 3-E
MINUTES OF MEETING
April 4, 1986

PREMISES AFFECTED— 1425 N. Astor Street

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

ACTION OF BOARD—

Case continued to
May 16, 1986 for
rebuttal.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

MINUTES OF MEETING

April 4, 1986

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on April 17, 1986.

Marvin Rest
Secretary