

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

APPLICANT: Robin L. Schirmer and John M. Bouman
 APPEARANCES FOR: John M. Bouman
 APPEARANCES AGAINST:

CAL. NO. 92-86-Z
 MAP NO. 18-B
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 2559 E. 72nd 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, Robin L. Schirmer and John M. Bouman, owners, on March 7, 1986, filed an application for a variation of the zoning ordinance to permit, in an R1 Single Family Residence District, an approximately 4.5 feet by 21.67 feet one-story addition to the west side of a one-and-a-half story brick single family residence, with no west side yard instead of 5 feet and partially located in the required rear yard, on premises at 2559 E. 72nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.8-1, §7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 1986; and

WHEREAS, the district maps show that the premises are located in an R1 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 R1 Single Family Residence District; that the subject site is improved with a single family residence situated on the west side of the lot approximately 4 feet 6 inches from the west lot line with a driveway on the east side of the residential structure leading to a one-story garage at the rear of the structure; that the applicant proposes to erect a one-story addition approximately 4.5 feet by 21.67 feet to the west side of the existing single family residential structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to meet the needs of the applicants by providing a direct and safe access from the garage to the residence; that the plight of the owner is due to the configuration of the existing structure on the lot and that to comply with current yard requirements would result in a particular hardship upon the applicants; and that the variations, if granted, will not alter the essential character of the locality in that although the proposed addition is located on the west lot line it will be located at least 40 feet from

MINUTES OF MEETING

April 17, 1986

Cal. No. 92-86-Z

the nearest neighboring residential structure; 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 an approximately 4.5 feet by 21.67 feet one-story addition to the west side of a one-and-a-half story brick single family residence, with no west side yard instead of 5 feet and partially located in the required rear yard, on premises at 2559 E. 72nd 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: Phyllis Hughes
 APPEARANCES FOR: Phyllis Hughes
 APPEARANCES AGAINST:

CAL. NO. 93-86-Z
 MAP NO. 28-J
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 3434 W. 116th Street

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, Phyllis Hughes, for Mount Greenwood Bank, Tr. #5-0264, owner, on March 19, 1986, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 2nd story addition and a one-story garage attached to the west side of a one-story frame single family residence situated at the rear of the lot, which addition will be partly located in the required rear yard and which garage will be partly located in the required west side yard, on premises at 3434 W. 116th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §7.8-2, §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 April 17, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 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 is improved with a very small one-story frame single family residence situated at the rear of the lot and abutting a public alley; that the applicant proposes to increase the size of the existing structure by erecting a second story and garage addition to the west side of the existing building and which addition will be partly located in the required rear yard and which garage will be partly located in the required west side yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that due to the location of the existing single family structure in the required rear yard, it would be impossible to erect the proposed addition without the requested variations; that the plight of the owner is due to the location of the existing residential building on the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will not obstruct adequate light and air to neighboring property; it is therefore

MINUTES OF MEETING

April 17, 1986

Cal. No. 93-86-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 a 2nd story addition and a one-story garage addition to the west side of a one-story single family residence situated at the rear of the lot, which addition will be partly located in the required rear yard and which garage will be partly located in the required west side yard, on premises at 3434 W. 116th 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 W. Thomas

CAL. NO. 94-86-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED— 2039 N. Mohawk Street

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

ACTION OF BOARD—

Case continued to
June 20, 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: Thomas Guagliardo and John Guagliardo

APPEARANCES FOR: None

APPEARANCES AGAINST:

CAL. NO. 95-86-Z

MAP NO. 17-H

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED-- 2154-58 W. Devon Avenue

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

ACTION OF BOARD--

Case continued to
June 20, 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: C.P. Kragness
 APPEARANCES FOR: Gerald W. Getty, C.P. Kragness
 APPEARANCES AGAINST:

CAL. NO. 96-86-S
 MAP NO. 28-D
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED-- 11332 S. Doty Avenue
 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, C.P. Kragness, for Heritage Pullman Bank and Trust Company, Trust No. 71-80910, owner, on January 29, 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 animal hospital building, in an M3-3 Heavy Manufacturing District, on premises at 11332 S. Doty Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 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, §10.3-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 1986; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy 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 M3-3 Heavy Manufacturing District; that the applicant has maintained an animal hospital at 6031 S. Wentworth for many years and proposes to establish an animal hospital in an area where there is a lack of such facilities that the proposed use is necessary for the public convenience at this location to provide a needed service of this type in the community; that the public health, safety and welfare will be adequately protected in the design and location of the proposed facility which will meet all applicable provisions of municipal and state ordinances governing animal hospitals; and that the proposed use will not cause substantial injury to the value of other property in the area in that it is compatible with the existing improvements in the area and will be beneficial to future development in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection of a one-story animal hospital building, on premises at 11332 S. Doty 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: Ben Franklin Savings and Loan Association
 APPEARANCES FOR: Russell Custer
 APPEARANCES AGAINST:

CAL. NO. 97-86-S
 MAP NO. 9-N
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 7181-89 W. Irving Park Road
 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, Ben Franklin Savings and Loan Association, owner, on March 21, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a savings and loan branch office to be established in a proposed one-story shopping center building, in a B4-1 Restricted Service District, on premises at 7181-89 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §8.3-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 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 it is proposed to erect a one-story multi-use building on the subject site containing several stores and a savings and loan branch office and to provide drive-through teller facilities for the said savings and loan facility; that the proposed use is necessary for the public convenience at this location to provide convenient banking facilities for the business and residential communities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from N. Harlem Avenue and egress from the drive-through portion of the facility and by-pass lane onto W. Irving Park Road, directional "Right Turn Only" signs erected at the W. Irving Park Road exit and the N. Harlem Avenue exit; and that the proposed use is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility

MINUTES OF MEETING

April 17, 1986

Cal. No. 97-86-S

in conjunction with a savings and loan branch office to be established in a proposed one-story shopping center building, on premises at 7181-89 W. Irving Park Road, upon condition that directional ingress and egress signs shall be erected at the established entrance and exit; that ingress to the drive-through portion of the facility shall be from N. Harlem Avenue; that egress from the drive-through portion of the facility and the by-pass lane shall be onto W. Irving Park Road; that directional "Right Turn Only" signs shall be erected at the W. Irving Park Road exit and the N. Harlem Avenue exit; that the drive-through facility shall be securely locked at all times when not in operation; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Reverend Jerry Smith

CAL. NO. 98-86-S

APPEARANCES FOR:

MAP NO. I-J

APPEARANCES AGAINST:

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED— 3507-09 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
June 20, 1986.

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Vincent J. Getzendanner
 APPEARANCES FOR: Lawrence T. Stanner
 APPEARANCES AGAINST:

CAL. NO. 99-86-Z
 MAP NO. I-F
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 415 N. LaSalle Street and 121-29 W. Hubbard Street
 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, Vincent J. Getzendanner, for LaSalle Hubbard Coporation, owner, on March 17, 1986, filed an application for a variation of the zoning ordinance to permit, in a C3-5 Commercial-Manufacturing District, the erection of a seven-story building abutting an existing seven-story brick building all of which will be used for retail and office space and banking facility, with no provisions for a loading berth and with no off-street parking, on premises at 415 N. LaSalle Street and 121-29 W. Hubbard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §9.10-3, §9.11-4 and §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 1986; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is improved with a seven-story gutted structure abutting a vacant lot; that the existing seven-story building at 125-129 W. Hubbard Street was serviced by a single loading berth accessed off of N. LaSalle Street by means of a public alley abutting the building to the south, which berth could not meet present height, size or access requirements of the code; that the applicant proposes to rehabilitate the existing seven-story structure and erect a seven-story building to the east and consolidate both buildings for retail and office space and a banking facility; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the existing loading berth is below code standards and that the establishment of a loading berth of the size required under current code requirements would impair the rehabilitation and development of the property; that the plight of the owner is due to unique circumstances in that access to a loading berth is constrained by the very narrow alley which would negate the functionability of the loading berth; that

MINUTES OF MEETING

April 17, 1986

Cal. No. 99-86-Z

the use of the existing structure pre-dates the parking requirements of the zoning ordinance and had no required off-street parking as the building extends to its property lines; that the variations, if granted, will not alter the essential character of the locality in that there is ample off-street public parking facilities in the immediate area of the proposed use and that the the proposed development will not contain uses which require large truck deliveries necessitating a loading berth; 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 seven-story building abutting an existing seven-story brick building all of which will be used for retail and office space and banking facility, with no provision for a loading berth and with no off-street parking, on premises at 415 N. LaSalle Street and 121-29 W. Hubbard 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: William C. Holtz
 APPEARANCES FOR: Patrick FitzGerald
 APPEARANCES AGAINST:

CAL. NO. 100-86-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 1001-11 W. Grace Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William C. Holtz, for Frank Carris, owner, on March 21, 1986, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story six dwelling unit townhouse building, with no east front yard instead of 14.4 feet, whose west rear yard will be 19 feet instead of 30 feet and with no provision for one parking space for the handicapped, on premises at 1001-11 W. Grace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §7.7-4, §7.9-4 and §7.12(10)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 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 property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed six unit townhouse building on the subject site would prove economically unfeasible; that six on-site parking spaces are provided as an integral part of the development; that the proposed townhouses, which contain stairs, are not typical of the kind of dwelling structures chosen by handicapped persons and that therefore the provision of an on-site parking space for the handicapped is not necessary at this location; that the plight of the owner is due to unique circumstances in that the proposed two-story six dwelling unit townhouse building requires greater horizontal land coverage and encroachment into the front and rear yards than would a smaller number of yard-conforming residential structures, and that the design desired for the townhouse development does not provide amenities for the handicapped; that the proposed townhouse development is compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 17, 1986

Cal. No. 100-86-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 a two-story six dwelling unit townhouse building, with no east front yard instead of 14.4 feet, whose west rear yard will be 19 feet instead of 30 feet and with no provision for one parking space for the handicapped, on premises at 1001-11 W. Grace 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: Russel Scimeca

CAL. NO. 101-86-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED— 2058 N. Sheffield Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
May 16, 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 808

APPLICANT: Harold J. King

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1231 W. 42nd Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 16, 1986.

CAL. NO. 102-86-S

MAP NO. 10-G

MINUTES OF MEETING
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: Centers for New Horizons, Inc.

CAL. NO. 103-86-S

APPEARANCES FOR:

MAP NO. 12-E

APPEARANCES AGAINST:

MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 4818 S. Dr. Martin Luther King, Jr. Drive
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 20, 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: Donald R. Kingman
 APPEARANCES FOR: Donald R. Kingman
 APPEARANCES AGAINST:

CAL. NO. 104-86-A
 MAP NO. 10-I
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 4501 S. Fairfield 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, Donald R. Kingman, for David Hollandsworth, owner, on March 11, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store to a dwelling unit in a two-story brick store and three dwelling unit building, in an R3 General Residence District, on premises at 4501 S. Fairfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 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, §7.5-3, §7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 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 conversion of the non-conforming store to a dwelling unit was done without the required permits; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use under §6.4-7 of the zoning ordinance; that no violation of the zoning ordinances 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 conversion of a store to a dwelling unit in a two-story brick store and three-dwelling unit building with no additional parking required, on premises at 4501 S. Fairfield Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gary Werle
 APPEARANCES FOR: Gary Werle
 APPEARANCES AGAINST:

CAL. NO. 105-85-A
 MAP NO. 15-G
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 1439 W. Ardmore Avenue and 5823 N. Ridge 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, Gary Werle, for Aetna Bank, Tr. #4299, owner, on March 24, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of two stores to two dwelling units in a three-story brick two stores and four dwelling unit building, in an R4 General Residence District, on premises at 1439 W. Ardmore Avenue and 5823 N. Ridge Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §5.8-1, §7.5-4, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 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 building on the subject site contains four dwelling units and two non-conforming stores; that the appellant desires to convert the two non-conforming stores to two dwelling units; that the conversion of the non-conforming stores to dwelling units is a proper substitution of use under §6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of two stores to two dwelling units in a three-story brick two store and four dwelling unit building for a total of six dwelling units with no additional parking required, on premises at 1439 W. Ardmore Avenue and 5823 N. Ridge Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: All-Sign Corporation
 APPEARANCES FOR: Greg Gregor
 APPEARANCES AGAINST: Norton V. Smith, Linda Swearingen

CAL. NO. 106-86-A
 MAP NO. 3-E
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 1400 N. Lake Shore 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, All-Sign Corporation, for 1400 N. Lake Shore Drive Apartments, owner, on March 24, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of two 5.5 feet by 3.75 feet illuminated identification signs replacing similar signs affixed to a 21-story apartment building, in an R8 General Residence District, on premises at 1400 N. Lake Shore Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 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, §7.10-8."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986; and

WHEREAS, the district maps show that the premises are located in an R8 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 R8 General Residence District; that two 5.5 feet by 3.75 feet illuminating identification signs have been affixed to the 21-story apartment building on the subject site for at least 20 years; that the appellant proposes to replace the existing deteriorated illuminated identification signs with two 6 feet by 4 feet internally illuminated identification signs; that copy and letter size on the proposed identification signs is smaller than what currently exists at the 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 permit the installation of two 6 feet by 4 feet illuminated identification signs replacing similar signs affixed to a 21-story apartment building, on premises at 1400 N. Lake Shore Drive, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

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

APPLICANT: Spiros Grapsas

CAL. NO. 107-86-A

APPEARANCES FOR:

MAP NO. 1-H

APPEARANCES AGAINST:

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED— 2001 W. Superior Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
May 16, 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: Paul Barnes
 APPEARANCES FOR: Ross S. Welch
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2352 W. Belmont Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 108-86-A
 MAP NO. 9-H
 MINUTES OF MEETING
 April 17, 1986

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, Paul Barnes, for A. Hoerdt, owner, on March 5, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing outdoor automobile sales business, in a C1-2 Restricted Commercial District, on premises at 2352 W. Belmont Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that the subject premises has been continuously occupied by automobile sales and related automobile storage uses since 1923; that the appellant has operated an outdoor automobiles sales business at the subject site for seven years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing outdoor automobile sales business, on premises at 2352 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Unity Tabernacle Church of God and Christ
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 34-86-S
MAP NO. 16-H
MINUTES OF MEETING
April 17, 1986

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

ACTION OF BOARD—

Case continued to
June 20, 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 808

APPLICANT: Unity Tabernacle Church of God and Christ
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 35-86-Z
MAP NO. 16-H
MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 6522 S. Ashland Avenue

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

ACTION OF BOARD—

Case continued to
June 20, 1986.

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		

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

APPLICANT: Betty Spooner
 APPEARANCES FOR: Barbara Baran, Marlin Smith
 APPEARANCES AGAINST: David A. Upah

CAL. NO. 58-86-A
 MAP NO. 5-F
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 2122 N. Hudson 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, Betty Spooner, for LaSalle National Bank, Tr. #107682, on January 8, 1986, filed an appeal from the decision of the Office of the Zoning Administrator which permitted the construction of a five-story apartment building which exceeds the allowable floor area ratio, in an R5 General Residence District, on premises at 2122 N. Hudson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator was rendered on October 11, 1986; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 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, Chairman Guthman moved that the Board affirm the administrative determination of the Office of the Zoning Administrator which permitted the construction of a five-story apartment building on the subject site and adopt the following findings: that a permit application was made to erect the said five-story apartment building on the subject site; that a permit was issued; that an error was made in the granting of the permit and that such error has been acknowledged by the Office of the Zoning Administrator; that the building was erected by the applicant for the permit in reliance on said permit, and therefore, the City of Chicago is now estopped from acting in any manner which limits the rights of the owner under the permit upon which he has relied.

WHEREAS, upon being put to the vote, Members Cullen and Keane concurred in the motion. Member Howlett was absent for the vote; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the determination of the Office of the Zoning Administrator which permitted the construction of a five-story two-apartment building on premises at 2122 N. Hudson Avenue be, and it hereby is, affirmed.

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

APPLICANT: Linda Warlyn
 APPEARANCES FOR: Wally Warlyn
 APPEARANCES AGAINST:

CAL. NO. 109-86-A
 MAP NO. 11-I
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 3152 W. Irving Park Road
 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, Linda Warlyn, for Sallas Realty, owner, on March 10, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing catering business in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 3152 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 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 April 17, 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 said use is located in a B4-1 Restricted Service District; that the appellant operates a catering business in the one-story brick building on the subject site, consisting of preparation and delivery of food for day care centers; that licensing requirements have caused the case to be filed; that a catering business is a permitted use in a B4 District; 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 certify an existing catering business in a one-story brick building, on premises at 3152 W. Irving Park Road, 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: Javier Serrano and Concepcion Diaz
 APPEARANCES FOR: Javier Serrano
 APPEARANCES AGAINST:

CAL. NO. 110-86-A
 MAP NO. 11-M
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 5917 W. Lawrence 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, Javier Serrano and Concepcion Diaz, for Vince Milito, owner, on March 9, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing furniture refinishing and upholstery business in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 5917 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §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 April 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the one-story brick building on the subject site has been occupied by the existing furniture refinishing and upholstery business for the past six years; that prior to the establishment of the existing operation the premises was occupied by a cabinet manufacturing and furniture refinishing business for many years; that the change of use to a furniture refinishing and upholstery business 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 an existing furniture refinishing and upholstery business in a one-story brick store building, on premises at 5917 W. Lawrence 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: A. Bruno Pereira
 APPEARANCES FOR: A. Bruno Pereira
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1611 S. Newberry Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 111-86-A
 MAP NO. 4-G
 MINUTES OF MEETING
 April 17, 1986

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, A. Bruno Pereira, owner, on March 17, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing hydraulic valve manufacturing business in a one-story brick commercial building, in an R4 General Residence District, on premises at 1611 S. Newberry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 19, 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, §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 April 17, 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 said use is located in an R4 General Residence District in an existing non-conforming one-story commercial building on the subject site; that the existing hydraulic valve manufacturing business was established at the subject site prior to the down-zoning on July 11, 1963 from M1-2 to R4, which rendered the use of the subject building non-conforming; 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 hydraulic valve manufacturing business in a one-story brick commercial building, on premises at 1611 S. Newberry Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Judith Raziunas

CAL. NO. 112-86-A

APPEARANCES FOR:

MAP NO. 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 2458 S. Lithuanian Plaza Drive (W. 69th Street)

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

ACTION OF BOARD—

THE VOTE

Case continued to
May 16, 1986.

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		

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

APPLICANT: Richard Baren d/b/a Dick's Fix It Shop

CAL. NO. 113-86-A

APPEARANCES FOR: Richard Baren

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 7031 N. Glenwood 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 Baren d/b/a Dick's Fix It Shop, for Long & Kogen, Agents and owners, on March 13, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an audio-video repair business on the first floor of a four-story brick multi-store and apartment building, in a B2-3 Restricted Retail District, on premises at 7031 N. Glenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 26, 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 April 17, 1986; and

WHEREAS, the district maps show that the premises are located in a B2-3 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 B2-3 Restricted Retail District; that the appellant has operated an audio-video sales and repair business in the store on the first floor of the four-story multi-store and apartment building on the subject site for the past three years; that audio-video sales with accessory repair is a permitted use in a B2 Restricted Retail District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to continue the audio-video sales and accessory repair business at the subject site; 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 audio-video sales and accessory repair business in a store on the first floor of a four-story brick multi-store and apartment building, on premises at 7031 N. Glenwood Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lynn DeVoe
 APPEARANCES FOR: Lynn DeVoe
 APPEARANCES AGAINST:

CAL. NO. 114-86-A
 MAP NO. 15-G
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 5857 N. Broadway

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, Lynn DeVoe, owner, on February 26, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an automobile repair shop in a one-story brick garage on the rear of a lot improved with a three-story brick apartment building, in a C2-3 General Commercial District, on premises at 5857 N. Broadway, which garage, it is alleged, has never been used for required parking for said apartment building; 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, §5-5, §5.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 1986; and

WHEREAS, the district maps show that the premises are located in a C2-3 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-3 General Commercial District; that on May 11, 1953, in Calendar No. 224-53-Z, the Board granted a variation permitting the establishment and operation of a plastic and metal products manufacturing shop in an existing garage on the rear of the subject lot and the erection of a 21 by 40 feet addition to the front of the garage; that the Office of the Zoning Administrator contends that the subject garage building was used as required parking for the non-conforming apartment building on the front of the lot and therefore cannot be used as an automobile repair garage, a permitted use in the subject site C2-3 District; that the Board finds that the age of the apartment building indicates it was erected at a time when no off-street parking would have been required and that the granting of a manufacturing use in the subject garage in Calendar No. 224-53-Z also indicates that the use of the subject garage building has always been unrelated to the front apartment building and not used for said building's required parking; that the appellant has a right to operate an automobile repair shop in the garage at the rear of the subject lot; it is therefore

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

MINUTES OF MEETING

April 17, 1986

Cal. No. 114-86-A

Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit an automobile repair shop in a one-story brick garage on the rear of a lot improved with a three-story brick apartment building, on premises at 5857 N. Broadway, upon condition that no automobiles shall obstruct the public alley; that all repair work shall be done within the garage building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Congress Care Center

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 901 S. Austin Boulevard

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 18, 1986.

CAL. NO. 1-86-S

MAP NO. 2-M

MINUTES OF MEETING

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: Congress Care Center

CAL. NO. 2-86-Z

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED— 901 S. Austin Boulevard

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

ACTION OF BOARD—

THE VOTE

Case continued to
July 18, 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: Congress Care Center

CAL. NO. 3-86-S

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 5948-5960 W. Railroad Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
July 18, 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
 APPEARANCES FOR: Ralph Franklin
 APPEARANCES AGAINST: Ira West, Helen M. Lange

CAL. NO. 64-86-S
 MAP NO. 20-G
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 1241 W. 79th Street
 SUBJECT— Application for the approval of a special use.

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, North Wells Gospel Mission, owner, on January 30, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 41-seat church in a two-story brick building, in a B2-1 Restricted Retail District, on pemises at 1241 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 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, §8.3-1. §8.3-2, §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 April 17, 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 B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the applicant church has been illegally established at the subject site since 1979; that the proposed church abuts a liquor store to the west and a tavern to the east; that the Board takes judicial notice of statutes in effect under which the liquor license rights of said businesses would be jeopardized by the establishment of a church at this location; that the establishment of a church at this location would cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business nature of W. 79th Street; and that the proposed use is not in the public interest and would have a deleterious effect upon the existing business establishments in this block of W. 79th Street and would inhibit the future development of business uses in the area; it is therefore

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

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

APPLICANT: North Wells Gospel Mission
 APPEARANCES FOR: Ralph Franklin
 APPEARANCES AGAINST: Ira West, Helen M. Lange
 PREMISES AFFECTED— 1226-30 W. 79th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 65-86-S
 MAP NO. 18-G
 MINUTES OF MEETING
 April 17, 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, North Wells Gospel Mission, for Alice L. Knox, owner, on January 30, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of 3 parking spaces in an existing parking lot, in a B2-1 Restricted Retail District, on premises at 1226-30 W. 79th Street, to satisfy the parking requirements for a proposed 41-seat church to be located at 1241 W.79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 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, §8.3-1, §8.3-2, §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 April 17, 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 B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the proposed three off-street parking spaces in the existing parking lot at 1226-30 W. 79th Street were leased to the 41-member applicant church for term of 5 years with an option to renew for an additional 5 years; that denial of the special use application, Calendar No. 64-65-S, for the establishment of a 41-seat church at 1241 W. 79th Street, negates the need for the use requested; 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: Douglas O. Kaulas

CAL. NO. 67-86-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

April 17, 1986

PREMISES AFFECTED— 1720 N. Sedgwick Street and 1721 N. Fern Court

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

ACTION OF BOARD—

THE VOTE

Case continued to
May 16, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

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

April 17, 1986

PREMISES AFFECTED— 7850 S. Chappel Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 20, 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
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 71-86-Z
MAP NO. 1-E
MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 35 E. Wacker Drive

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

ACTION OF BOARD—

Application dismissed.

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: Ali A. Nimrouzi
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 87-86-A
MAP NO. 5-F
MINUTES OF MEETING
April 17, 1986

PREMISES AFFECTED— 435 W. Armitage Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

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: Xavier Ortega
 APPEARANCES FOR: John J. George et al.
 APPEARANCES AGAINST:

CAL. NO. 60-86-S
 MAP NO. 3-F
 MINUTES OF MEETING
 April 17, 1986

PREMISES AFFECTED— 1428-30 N. Orleans 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, Xavier Ortega, for the executor of the Estate of Arnold H. Miller, owner, on December 30, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a horse stable in connection with a horse carriage business in a three-story brick building, in a C1-3 Restricted Commercial District, on premises at 1428-30 N. Orleans 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, §9.4-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 17, 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 C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that on June 4, 1982, in Calendar No. 148-82-S, the Board granted a special use application to the applicant for the establishment of a horse stable in connection with a horse carriage business at 1408 N. Orleans Street; that on November 18, 1983, in Calendar No. 333-83-S, the Board denied a special use application for the establishment of a horse stable at 1428-30 N. Orleans Street to be used in connection with a horse carriage business operated by the applicant, finding that the applicant was operating a horse stable in the same block at 1408 N. Orleans Street and that the establishment of an additional horse stable in the area, operated by the applicant, would cause injury to the value of other property in the neighborhood and was not in the public interest; that the applicant's lease on the 1408 N. Orleans Street premises has been terminated and he now seeks to relocate at the 1428-30 N. Orleans Street site to continue his existing horse carriage and stabling operation; that the applicant proposes to stable 20 horses and store 10 carriages at the subject site; that the 20 horses are used on an alternating basis with the 10 carriages; that the proposed use is necessary for the public convenience at this location to stable the horses used in the operation in close proximity

MINUTES OF MEETING

April 17, 1986

Cal. No. 60-86-S

to the area where the horse drawn livery service operates; that the public health, safety and welfare will be adequately protected in the operation of this type of business to be operated in compliance with existing ordinances and with all future ordinances regulating horse drawn carriage and horse drawn livery businesses promulgated by the City of Chicago; that the proposed use at the subject site is no more than a relocation and continuation of the stabling and horse drawn carriage business previously operated by the applicant at 1408 N. Orleans Street, as approved by the Board, and does not create an additional horse stable and carriage business in the block; that a witness for the applicant testified that the values of other properties in the neighborhood had not been adversely affected by the applicant's operation of a horse stable and carriage business at 1408 N. Orleans Street, and that the relocation and establishment of the applicant's use at the subject site would be a continuation of the same type of use previously operated in the block and would not cause substantial injury to the value of other property in the area; 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 horse stable in connection with a horse carriage business in a three-story brick building, on premises at 1428-30 N. Orleans Street, upon condition that the maintenance and operation of the proposed use and business shall at all times be operated in compliance with all applicable ordinances of the City of Chicago and with any future ordinances regarding horse drawn carriages and horse drawn livery businesses promulgated by the City of Chicago.