

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, July 18, 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
Thomas P. Keane
Lawrence E. Kennon

MINUTES OF MEETING

July 18, 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 June 20, 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, Keane and Kennon. Nays- None.

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

APPLICANT: Prairie Development Ltd.

CAL. NO. 170-86-Z

APPEARANCES FOR: Lawrence Freedman

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 18, 1986

PREMISES AFFECTED— 1449-53 W. Lexington Street

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

ACTION OF BOARD—

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Variation granted:

THE RESOLUTION:

WHEREAS, Prairie Development Ltd., owner, on May 30, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story nine-dwelling unit townhouse building with no front yard instead of 13.37 feet, with no west side yard instead of 7.2 feet, whose east side yard will be 4.66 feet instead of 7.2 feet, and with on-site parking for 8 instead of 9 automobiles, on premises at 1449-53 W. Lexington Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5(7.7-4), §7.8-5(7.8-4), §7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on June 23, 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 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 nine dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed nine dwelling units are considerably less than the amount permitted in the district, the proposed two-story townhouses require greater horizontal land coverage with encroachment into the front and side yards than would a yard conforming multi-story rental apartment building, and that the proposed townhouses, which contain stairs, are not typical of the kind of dwelling unit chosen by handicapped persons and therefore the provision of one one-site handicapped parking space is not necessary in this instance; and that the proposed townhouse development is located in an area where many existing improvements do not comply with the yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

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Cal. No. 170-86-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 nine dwelling unit townhouse building with no front yard instead of 13.37 feet, with no west side yard instead of 7.2 feet, whose east side yard will be 4.66 feet instead of 7.2 feet, with a waiver of the one required parking space for the handicapped, on premises at 1449-53 W. Lexington Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Katharina Franzwa
 APPEARANCES FOR: Virgil W. Mungy
 APPEARANCES AGAINST:

CAL. NO. 171-86-Z
 MAP NO. 19-H
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED-- 1644 W. Sherwin Avenue

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

ACTION OF BOARD--

THE VOTE

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

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

Variation granted.

THE RESOLUTION:

WHEREAS, Katharina Franzwa, for LaSalle National Bank, Tr. #27507, owner, on May 29, 1986, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the legalization of an existing three-story brick nine-dwelling unit building on a lot whose area is 7,500 instead of 8,100 square feet and with on-site parking for 8 instead of 9 automobiles, on premises at 1644 W. Sherwin Avenue; and

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

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-4, §7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on June 23, 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; that the subject site is improved with an existing three-story brick nine dwelling unit building which was constructed in 1963 and with on-site parking for 8 instead of 9 automobiles; 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 it would be economically prohibitive to deconvert the existing nine dwelling unit building to meet current code requirements; that the plight of the owner is due to the construction of the building without approval of the required lot area and on-site parking variations at that time, and that there is insufficient space on the site for an additional parking space; and that the variations, if granted, will not change the subject site and building in any way from its present configuration and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of an

MINUTES OF MEETING

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Cal. No. 171-86-Z

existing three-story brick nine dwelling unit building on a lot whose area is 7,500 instead of 8,100 square feet and with on-site parking for 8 instead of 9 automobiles, on premises at 1644 W. Sherwin 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: Dr. David and Barbara Rozenfeld
 APPEARANCES FOR: Kenneth G. Goldin
 APPEARANCES AGAINST:

CAL. NO. 172-86-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 1917 N. Burling Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Dr. David and Barbara Rozenfeld, owners, on May 19, 1986, filed and subsequently amended, an application for a variation of the zoning ordinance to permit the erection of a two-story addition to the south side of a two-story frame single family residence, partially located in the required front yard and whose south side yard will be 1 foot instead of 4.4 feet, on premises at 1917 N. Burling Steet; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on June 23, 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 subject site is improved with a two-story single family residence situated in the northwest corner of a 44 feet by 131 feet lot; that the applicant proposes to increase the size of the existing structure by erecting a two-story addition to the south side of the structure which will have a garage on ground level and bedroom, bath and living space on the second floor; 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 structure is too small to permit comfortable occupancy by the applicants; that the plight of the owner is due to the location of the existing building on the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that other improvements in the block do not comply with the front and side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story addition to the south side of a two-story frame single family residence, partially located in the required front yard and whose south side yard will be 1 foot instead of 4.4 feet, on premises at 1917 N. Burling Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Miroslaw Ptak
 APPEARANCES FOR: Miroslaw Ptak
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2658 N. Mulligan Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 173-86-Z
 MAP NO. 7-M
 MINUTES OF MEETING
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ACTION OF BOARD—

Variations granted.

THE VOTE

- Jack Guthman
- George J. Cullen
- Michael J. Howlett
- Thomas P. Keane
- Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Miroslaw Ptak, owner, on May 19, 1986, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd floor addition with mansard roof above a one-story store and apartment building (all of which will be used as a single family dwelling), whose front yard will be 17.5 feet instead of 20 feet and with no north side yard instead of 5 feet, on premises at 2658 N. Mulligan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 1986 reads:

"Application not approved. Requested certification does not comply 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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on June 23, 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 is improved with a one-story brick and frame store and apartment building situated on a corner lot and abutting the north property line on W. Schubert Avenue and the east property line on N. Mulligan Avenue; that the applicant proposes to erect a second floor addition with a mansard roof above the existing one-story store and apartment building, all of which will be used as a single family dwelling; 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 structure on the lot, 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 structure on the subject lot; and that the proposed second story addition, including the conversion of a non-conforming store front to conforming residential use, will not alter the essential character of the neighborhood in which it is located; it is therefore

RESOLVED, that the Zoning Board of of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the

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Cal. No. 173-86-Z

zoning ordinance and that a variation be and it hereby is granted to permit the erection of a second floor addition with mansard roof above a one-story store and apartment building, all of which to be used as a single family dwelling, whose front yard will be 17.5 feet instead of 20 feet, with no north side yard instead of 5 feet, on premises at 2658 N. Mulligan Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Bernard Citron, Attorney for Owners

CAL. NO. 174-86-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 1252-56 W. Nelson Street

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

ACTION OF BOARD—

Case taken under advisement
pending zoning amendment
approval by City Council.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: DePaul University, an Illinois Not-for-Profit Corporation

CAL. NO. 175-86-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 1135-47 W. Fullerton Avenue and 2338-48 N. Clifton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 15, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Jeffrey Maynor

CAL. NO. 176-86-S

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 2037 W. Fullerton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 19, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Bernard I. Citron, Attorney for Owner

CAL. NO. 177-86-Z

APPEARANCES FOR:

MAP NO. 9-J

APPEARANCES AGAINST:

MINUTES OF MEETING

July 18, 1986

PREMISES AFFECTED-- 3416-40 W. Belmont Avenue

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

ACTION OF BOARD--

Variations granted.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Bernard I. Citron, for P & H Distributing Co., Inc. and P & H Plating Co., Inc., owners, on May 30, 1986, filed an application for a variation of the zoning ordinance to permit, in a C1-1 Restricted Commercial (proposed M1-1 Restricted Manufacturing) District, the erection of a one story 98' by 125' addition to the west side of a one-story brick manufacturing plant with no north rear yard instead of 14' required when across as 16' alley from an R3 General Residence District, on premises at 3416-40 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 28, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on June 23, 1986; and

WHEREAS, the district maps show that the premises are located in an C1-1 Restricted Commercial (proposed M1-1 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 on July 9, 1986, the Committee on Zoning recommended passage of an amendment to rezone the subject site from C1-1 Restricted Commercial to M1-1 Restricted Manufacturing (to be passed by the City Council on July 29, 1986) for the express purpose of erecting the proposed addition; that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional storage space for the existing manufacturing plant; that the plight of the owner is due to the subject site being located directly across a 16 foot alley from a residential district; that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be an extension of the existing building which is situated on its north lot line in a block where other commercial uses are also located on the north lot line, and that the residential buildings located across the alley to the north of the subject site have garages which will buffer the residences from the proposed addition; it is therefore

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July 18, 1986

Cal. No. 177-86-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 one-story 98 feet by 125 feet addition to the west side of a 1-story brick manufacturing plant with no north rear yard instead of 14 feet required when located across and 16 feet alley from an R3 General Residence District, on premises at 3416-40 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: Bernard I. Citron - Schain, Firsell & Brown, Ltd.
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3433 W. Belmont Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 149-86-S
 MAP NO. 7-J
 MINUTES OF MEETING
 July 18, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bernard I. Citron - Schain, Firsell & Brown, Ltd., for P & H Distributing Co., Inc., owner, on May 5, 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 a C1-1 Restricted Commercial District, on premises at 3433 W. Belmont Avenue, to satisfy the employee parking requirements for the proposed expansion of a factory building located at 3416 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1(14)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986, and

WHEREAS, the district maps show that the premises are located in a C1-1 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 C1-1 Restricted Commercial District; that on July 18, 1986, a variation was granted to the applicant for the erection of a one-story 98 feet by 125 feet addition to the west side of a one-story brick manufacturing plant at 3416-40 W. Belmont Avenue, in Calendar No. 177-86-Z; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the employee parking requirements for the expansion of the aforesaid manufacturing plant located at 3416-40 W. Belmont Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking

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Cal. No. 149-86-S

lot for the parking of private passenger automobiles, on premises at 3433 W. Belmont Avenue, to satisfy the employee parking requirements for the proposed expansion of a factory building located at 3416 W. Belmont Avenue, upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be for the parking of private passenger automobiles of the employees of the aforesaid manufacturing plant at 3416-40 W. Belmont Avenue only and that no commercial vehicles shall be parked upon said lot at any time; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot, excepting the portion used as a driveway, shall be enclosed by a 6 foot high chain link fence; that bumper guard rails shall be erected along the north and south lot lines; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from N. Bernard Street; that the public alley shall not be used for ingress nor for egress; that the driveway shall be constructed in conformance with all applicable ordinances; that the lot shall be securely locked at all times when not in use by the employees of the manufacturing plant; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. 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.

APPLICANT: Lucy M. Royal
APPEARANCES FOR: None
APPEARANCES AGAINST:
PREMISES AFFECTED— 6432 S. Seeley Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 178-86-A
MAP NO. 16-H
MINUTES OF MEETING
July 18, 1986

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Forest City Auto Parts (Mr. John Wilkins, Agent) CAL. NO. 179-86-A
 APPEARANCES FOR: John Wilkins MAP NO. 20-I
 APPEARANCES AGAINST: MINUTES OF MEETING
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PREMISES AFFECTED— 2801 W. 79th Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Forest City Auto Parts, for Louis Edward Realty Corp., owner, on May 29, 1986 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a retail auto parts store in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 2801 W.79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 29, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 business building on the subject site has been occupied continuously by business uses, including an auto parts store, a B4 use, since prior to the rezoning of the district in 1972 from B4-1 to B2-1, which rendered the use of the subject building non-conforming; 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 retail auto parts store in a one-story brick building, on premises at 2801 W. 79th 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: Neepa Corporation d/b/a Union 76 Gas Station
 APPEARANCES FOR: Mafatal R. Patel
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 6419 W. Belmont Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator

CAL. NO. 180-86-A
 MAP NO. 7-M
 MINUTES OF MEETING
 July 18, 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Neepa Corporation d/b/a Union 76 Gas Station, for S & S Petroleum, owner, on May 19, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of milk in an existing filling station, in an R3 General Residence District, on premises at 6419 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 in an existing gasoline filling station; that the appellant is seeking a food purveyor's license to sell milk and food items; that the purveying of milk and food items in an existing gasoline filling station is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of milk and food items as an accessory use only in an existing filling station, on premises at 6419 W. Belmont Avenue, upon condition that there shall be no sale of alcoholic beverages on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 6:30 A.M. and 10:00 P.M.; 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: B & B Ceramics
 APPEARANCES FOR: Patricia Beebe
 APPEARANCES AGAINST:

CAL. NO. 181-86-A
 MAP NO. 8-F
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED-- 3113 S. Halsted Street

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

ACTION OF BOARD--

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, B & B Ceramics, for Elizabeth Steinys, owner, on June 3, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a ceramics business in a three-story brick store and apartment building, in a B1-2 Local Retail District, on premises at 3113 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-1."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986; and

WHEREAS, the district maps show that the premises are located in a B1-2 Local 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 B1-2 Local Retail District; that the subject store has been occupied by the appellant's ceramic business, a B4 use, since January of 1984; that on February 2, 1984, the site was rezoned from B5-2 to B1-2 which rendered the subject ceramics business non-conforming 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 a ceramics business in a three-story brick store and apartment building, on premises at 3113 S. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Anthony Maritato
 APPEARANCES FOR: Vito Buffa
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 1108 S. Western Avenue
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 182-86-A
 MAP NO. 2-I
 MINUTES OF MEETING
 July 18, 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Anthony Maritato, for Chicago Credit, owner, on May 27, 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 1108 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 27, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 site has been continuously occupied by an outdoor automobile sales business since prior to the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to conduct an outdoor automobile sales business at the site; 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 that 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 1108 S. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Renee Carr
 APPEARANCES FOR: Renee Carr
 APPEARANCES AGAINST:

CAL. NO. 183-86-A
 MAP NO. 1-I
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED-- 740-42 N. Western 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
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Renee Carr, for Edward L. Miller, owner, on May 27, 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 740-42 N. Western Avenue; and

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

"Application not approved. Requested certification does not comply 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 July 18, 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 site has been continuously occupied by an outdoor automobiles sales business since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the use of the site as an outdoor automobile sales business; 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 outdoor automobile sales business, on premises at 740-42 N. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Rolanda Espinoza

CAL. NO. 184-86-A

APPEARANCES FOR: Roland Espinoza

MAP NO. 4-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 18, 1986

PREMISES AFFECTED— 1914 S. Throop Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rolanda Espinoza, for Stella Espinoza, owner, on May 30, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a general contractor's office in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1914 S. Throop Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 28, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 three-story store and apartment building on the subject site is owned by the family of the appellant; that the non-conforming store in the building on the subject site was previously occupied by a restaurant operated by the appellant's family; that although the subject store has been vacant and unoccupied for some time, there was no intent to abandon the use of the store for business purposes; that the change of use to a general contractor's business office only 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 general contractor's business office in the store in a three-story brick store and apartment building, on premises at 1914 S. Throop Street, upon condition that the use of the premises shall be for business office use only; that there shall be no storage of vehicles or materials used in the contracting operation on the premises; that there shall be no active work operations done at the site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mary E. Britts
 APPEARANCES FOR: Mary E. Britts
 APPEARANCES AGAINST:

CAL. NO. 185-86-A
 MAP NO. 28-F
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 155 W. 115th Street and 11509-11 S. Wentworth 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
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Mary E. Britts, for Donald and Mary E. Britts, owners, on May 13, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of business offices on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 155 W. 115th Street and 11509-11 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 non-conforming store in the building has been previously occupied by a tavern, a B4 use; that due to fire damage the premises have been closed for repairs and that the appellant now desires to establish a real estate business office, a B2 use, at the subject site; that the establishment of a real estate business office 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 business offices on the first floor of a two-story brick store and apartment building, on premises at 155 W. 115th Street and 11509-11 S. Wentworth Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Gregorio P. Narvasa

CAL. NO. 186-86-A

APPEARANCES FOR:

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING

July 18, 1986

PREMISES AFFECTED— 4301 N. Central Park Avenue

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

ACTION OF BOARD—

Case continued to
August 15, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Beverly Davis
 APPEARANCES FOR: Beverly Davis
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 10809 S. Wentworth Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 187-86-A
 MAP NO. 26-F
 MINUTES OF MEETING
 July 18, 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Beverly Davis, for Willie Newson, owner, on May 12, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery/candy store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 10809 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 9, 1965 the Board sustained an appeal permitting the establishment of a retail food shop in the store at the subject site, in Calendar No. 111-65-A; that the appellant has a right to operate a grocery and candy store in the non-conforming store on the premises; 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/candy store in a two-story brick store and apartment building, on premises at 10809 S. Wentworth Avenue, upon condition that there shall be no sale of alcoholic beverages on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., Mondays through Saturdays and 8 A.M. and 12 Noon Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Guadalupe Gomez
 APPEARANCES FOR: Guadalupe Gomez
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3001 S. Harding Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 188-86-A
 MAP NO. 6-J
 MINUTES OF MEETING
 July 18, 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Guadalupe Gomez, for A. Yanez, owner, on May 16, 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 3001 S. Harding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 14, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 store building on the subject site has been previously occupied by business uses; that due to fire damage, the premises have been closed for repair and that the appellant now desires to establish a grocery store at the subject site; that the establishment of a grocery store is a proper 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 store building, on premises at 3001 S. Harding Avenue, upon condition that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Pedro Monroy
 APPEARANCES FOR: Pedro Monroy
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4415 S. Wood Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 189-86-A
 MAP NO. 10-H
 MINUTES OF MEETING
 July 18, 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Pedro Monroy, owner, on May 22, 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 frame store and apartment building, in an R3 General Residence District, on premises at 4415 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 has been occupied by a restaurant; 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 two-story frame store and apartment building, on premises at 4415 S. Wood Street, upon condition that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Raul Berrones
 APPEARANCES FOR: Raul Berrones
 APPEARANCES AGAINST:

CAL. NO. 190-86-A
 MAP NO. 6-J
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 3006 S. Central Park 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Raul Berrones, owner, on May 23, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the replacement of a front stair and porch rising approximately 6 feet above sidewalk level necessary for access to a one-story brick single family residence, in an R3 General Residence District, which stair and porch will exceed the height limitation permitted in the required front yard, on premises at 3006 S. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 is improved with a one-story brick single family residence; that the front stairs and porch necessary for access to the single family residence have existed for many years and the appellant seeks to replace the old stairs and porch with new stairs and porch; that the proposed structures will not expand the existing building or change the use of the building as a single family residence; 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 replacement of a front stair and porch rising approximately 6 feet above sidewalk level necessary for access to a one-story brick single family residence, which stair and porch will exceed the height limitation permitted in the required front yard, on premises at 3006 S. Central Park Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ruth Zawada
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 191-86-A
MAP NO. 7-J
MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 3241 W. Wellington Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
August 15, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Danny Michalec
 APPEARANCES FOR: Danny Michalec
 APPEARANCES AGAINST:

CAL. NO. 192-86-A
 MAP NO. 4-G
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 1008 W. 19th Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Danny Michalec, owner, on July 5, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out restaurant in a one-story brick store building, in an R4 General Residence District, on premises at 1008 W. 19th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 subject building is a non-conforming one-story brick store building on a lot improved additionally with a three-story brick store and apartment building; that the appellant proposes to establish a carry-out hot dog restaurant in the subject one-story building; that said building, although located in a residential district, is not practicable for residential purposes; that the establishment of a carry-out restaurant is a suitable use for the subject building 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 carry-out restaurant in a one-story brick store building on a lot improved additionally with a three-story brick store and apartment building, on premises at 1008 W. 19th Street, upon condition that there shall be no table service of food on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 12 Noon and 10 P.M.; 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: Theresa Chow
 APPEARANCES FOR: LaQuietta J. Hardy
 APPEARANCES AGAINST:

CAL. NO. 193-86-A
 MAP NO. 1-J
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 214 N. Homan 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Theresa Chow, for M. Salem, owner, on May 29, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food dispenser license for an existing carry-out restaurant on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 214 N. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 15, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 non-conforming store in the two-story brick store and apartment building on the subject site is presently occupied by a Chinese restaurant; that the last license for the restaurant was issued in 1983 to the owner of the premises who was the operator of the existing restaurant; that the appellant has been the lessee of the premises since 1984 and is seeking a food dispenser license to operate a Chinese carry-out restaurant at the site; 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 approve a food dispenser license for an existing carry-out restaurant on the first floor of a two-story brick store and apartment building, on premises at 214 N. Homan Avenue, upon condition that there shall be no table service of food on the premises; that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 11:30 A.M. and 10 P.M., Mondays through Thursdays and 11:30 A.M. and 11 P.M., Fridays and Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Bernard Richter

CAL. NO. 194-86-A

APPEARANCES FOR:

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 5453 N. Marmora Avenue

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

ACTION OF BOARD—

Case continued to
September 19, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

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

APPLICANT: Columbus-Cuneo-Cabrini Medical Center
 APPEARANCES FOR: Bruce R. Kite, John Hoellen
 APPEARANCES AGAINST:

CAL. NO. 195-86-A
 MAP NO. 9-H
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 2000 W. Addison Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Columbus-Cuneo-Cabrini Medical Center, for William A. Kessler, owner, on April 18, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a medical office in a three-story brick store and apartment building, in a B1-2 Local Retail District, on premises at 2000 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-1, §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 July 18, 1986; and

WHEREAS, the district maps show that the premises are located in a B1-2 Local 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 B1-2 Local Retail District; that the subject store in the three-story brick store and apartment building has been occupied by a pharmacy; that the change of use to a medical office 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 medical office in a three-story brick store and apartment building, on premises at 2000 W. Addison Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Fridays and 8 A.M. and 3 P.M. Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bernard Dubin and Abe Dubin
APPEARANCES FOR: Lawrence M. Freedman
APPEARANCES AGAINST:

CAL. NO. 196-86-A
MAP NO. 11-I
MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 2829 W. Lawrence Avenue

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bernard Dubin and Abe Dubin, for John O'Brien, owner, on May 13, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a lot for motor vehicle storage, in a B4-2 Restricted Service District, on premises at 2829 W. Lawrence Avenue, accessory to a truck rental business located at 2755 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 said use is located in a B4-2 Restricted Service District; that the subject site has been continuously used for the parking and storage of motor vehicles, including trucks, since 1940 when the site was zoned Commercial; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of a lot for motor vehicle storage, on premises at 2829 W. Lawrence Avenue, accessory to a truck rental business located at 2755 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: Ashland Auto Service, Inc.
 APPEARANCES FOR: Howard A. Magid
 APPEARANCES AGAINST:

CAL. NO. 197-86-A
 MAP NO. 3-G
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 1533 N. Ashland Avenue

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ashland Auto Service, Inc., owner, on May 28, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an automobile body repair and painting shop in a two-story brick garage building, in a B4-2 Restricted Service District, on premises at 1533 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 27, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 said use is located in a B4-2 Restricted Service District; that the two-story brick garage building has been continuously occupied by motor vehicle repair and related services since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 automobile body repair and painting shop in a two-story brick garage building, on premises at 1533 N. Ashland Avenue, upon condition that all repair work and painting shall be done inside the subject building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Mamie Golliday and John Golliday
 APPEARANCES FOR: Dennis W. Thorn
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 5532 S. Wabash Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 198-86-A
 MAP NO. 14-E
 MINUTES OF MEETING
 July 18, 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mamie Golliday and John Golliday, owners, on May 27, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of alcoholic beverages in a social club in the basement of a two-story brick apartment building, in an R4 General Residence District, on premises at 5532 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 21, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 in the basement of a two-story brick apartment building on the subject site; that the appellants operate a private social club, a permitted use in an R4 District, in the said basement; that said social club was incorporated as a not-for-profit organization in 1977 for the purpose of providing financial and physical assistance to community members for various purposes such as weddings, funerals, birthdays and other communal social activities; that the appellants are seeking a liquor license to provide alcoholic beverages to the members; that the sale of alcoholic beverages to the members and their guests is secondary and incidental to the use of the site as a place for communal social gatherings; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of alcoholic beverages in a social club in the basement of a two-story brick apartment building, on premises at 5532 S. Wabash Avenue, upon condition that the hours of operation of the social club shall be limited to the hours between 9 A.M. and 2 P.M. Mondays through Saturdays and 12 Noon and 12 Midnight, Sundays; that there shall be no signs visible from the outside on the premises indicating the availability of alcoholic beverages; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

MINUTES OF MEETING

July 18, 1986

Cal. No. 198-86-A

and be it further

RESOLVED, that the permit for sale of alcoholic beverages in the subject site building is hereby limited to sale to the members and their guests of the aforesaid social club as an incidental use only, and shall not be interpreted as a permit to sell alcoholic beverages to the general public or for the operation of a tavern.

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

APPLICANT: Clybourn Commons Association

CAL. NO. 199-86-A

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 18, 1986

PREMISES AFFECTED-- 2001-07 N. Clybourn Avenue

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

ACTION OF BOARD--

Case continued to
August 15, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Robert W. Thomas
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST: John J. Pikarski, Jr. et al.

CAL. NO. 94-86-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 2039 N. Mohawk 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
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Robert W. Thomas, for Robert W. and Sandra H. Thomas, owners, on March 4, 1986, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story single family residence, whose front yard will be 12.11 feet instead of 15 feet and with no north and south side yards instead of 2.5 feet each, on premises at 2039 N. Mohawk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 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 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 applicant proposes to erect a three-story single family residence on a 25 feet by 125 feet lot; that the proposed structure will join the existing party wall of a three-story residence building to the north at 2043 N. Mohawk Street and will abut an existing three-story residential building to the south at 2035 N. Mohawk Street; that a party wall agreement, Document #2059020, dated June 13, 1894 was entered into between the owners, at that time, of the 2039 and 2043 N. Mohawk Street properties, mutually agreeing between said property owners that the party wall agreement "shall be perpetual and at all times be construed as a covenant running with the land"; that on January 27, 1986, an agreement was entered into by the applicant with the owner of the abutting three-story residential building at 2035 N. Mohawk Street, providing "for the unobstructed use of the walkway improvements lying upon the common property line by means of a covered gangway; that the abutment of said properties will extend a distance of some 23 feet along the south property line and the balance of the common gangway (approximately 40 feet) will be open with the proposed structure set back some 2 1/2 feet to facilitate light and air to the windows of both buildings"; that the property in question cannot yield a reasonable return nor be put to reasonable use if

MINUTES OF MEETING

July 18, 1986

Cal. No. 94-86-Z

to be used only under the conditions allowed by the regulations in this district in that the requested yard variations are necessary to erect a building the size of which will permit a workable room arrangement and floor plan; that the plight of the owner is due to unique circumstances in that the applicant's property is affected by an easement appurtenance the nature of a party wall encroaching some 9 inches upon the subject property's northern boundary, and a claim of easement for access by the adjacent property owner at 2035 N. Mohawk Street along the walkway lying across and upon the south boundary line of the subject property; that the existing light well on the south property line of the abutting 2043 N. Mohawk Street building will be unaffected by the proposed joining of the said building with the proposed building in that a corresponding light well measuring 16 feet by 10 feet is provided in the proposed development for continued access to light and air by the residents of the 2043 N. Mohawk Street building; and that the variations, if granted, will not alter the essential character of the locality in that the proposed residential building is compatible with the type of residential improvements predominant in the neighborhood which do not comply with the side yard requirements of the zoning ordinance and that the requested front yard setback will align with the existing party wall and is similar to existing front yard setbacks on the block; 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 three-story single family residence, whose front yard will be 12.11 feet instead of 15 feet and with no north and south side yards instead of 2.5 feet each, on premises at 2039 N. Mohawk Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Robert G. Thomas
 APPEARANCES FOR: Robert G. Thomas
 APPEARANCES AGAINST:

CAL. NO. 143-86-Z
 MAP NO. 15-O
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 6104 N. Ozark Avenue

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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Robert G. Thomas, for Robert and Antoinette Thomas, owners, on May 5, 1986, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 1-story 17 ft. by 18 ft. room addition to the rear of a two-story single family residence on an irregularly shaped lot, whose northeast side yard will be 8 ins. instead of 4 ft. and whose rear yard will be 20 ft. instead of 30 ft., on premises

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-3, §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 July 18, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 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 applicant submitted a revision to his plan and now seeks to erect a one-story 16 feet by 18 feet room addition to the rear of a two-story single family residence on an irregularly shaped lot, whose northeast side yard will be 1 foot 8 inches instead of 4 feet and whose rear yard will be 20 feet instead of 30 feet; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the subject lot is triangularly shaped and narrows toward the rear thereby making it impossible for the proposed addition to comply with the side and rear yard requirements of the zoning ordinance; that the plight of the owner is due to the configuration of the existing structure on the irregularly shaped lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will not impair an adequate supply of light and air to the abutting properties and will be compatible with the existing improvements in the neighborhood; is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon

MINUTES OF MEETING

July 18, 1986

Cal. No. 143-86-Z

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, as amended herewith, of a one-story 16 feet by 18 feet room addition to the rear of a two-story single family residence on an irregularly shaped lot, whose northeast side yard will be 1 foot 8 inches instead of 4 feet and whose rear yard will be 20 feet instead of 30 feet, on premises at 6104 N. Ozark 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: Provident Apostolic Church
 APPEARANCES FOR: Alexandra Kostich
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7810-14 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 144-86-S
 MAP NO. 18-H
 MINUTES OF MEETING
 July 18, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Provident Apostolic Church, owner, on April 25, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 90-seat church in a one and two-story brick building, in a B2-1 Restricted Retail District, on premises at 7810-14 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-1, §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 July 18, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 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 establishment of a 90-seat church is necessary at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will comply with all applicable code regulations and which will provide required off-street parking for four automobiles at the rear of the proposed church and parking for six automobiles on leased land at 7740-42 S. Ashland to be improved and operated under the conditions set forth in Calendar No. 145-86-S; and that the establishment of a church at the subject site will not cause substantial injury to the value of other property in the neighborhood in that there is no demand for business improvements in this area which is characterized by many vacant lots; 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 90-seat church in a one and two-story brick building, on premises at 7810-14 S. Ashland Avenue, upon condition that required off-street parking for six automobiles shall be on leased land located at 7740-42 S. Ashland Avenue; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Provident Apostolic Church
 APPEARANCES FOR: Alexandra Kostich
 APPEARANCES AGAINST:

CAL. NO. 145-86-S
 MAP NO. 18-H
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 7740-42 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Provident Apostolic Church, for Ebony Gents, Incorporated, owner, on April 25, 1986, filed an application for a special use under the zoning ordinance, for the approval of the location and the leasing of six parking spaces in an existing parking lot, in a B2-1 Restricted Retail District, on premises at 7740-42 S. Ashland Avenue, to satisfy the parking requirements for a proposed 90-seat church to be located at 7810-14 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 July 18, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 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 on July 18, 1986, in Calendar No. 144-86-S, the Board granted a special use to the applicant for the establishment of a 90-seat church in a one and two-story brick building at 7810-14 S. Ashland Avenue; that the proposed six parking spaces on leased land is necessary for the public convenience at this location to satisfy the parking requirements for a church at 7810-14 S. Ashland Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking area to be improved and operated under the conditions hereinafter set forth; and that the leasing of six parking spaces in an existing parking lot 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 location and leasing of six parking spaces in an existing parking lot, on premises at 7740-42 S. Ashland Avenue, to satisfy the parking requirements for a proposed 90-seat church to be located at 7810-14 S. Ashland Avenue, upon

MINUTES OF MEETING

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Cal. No. 145-86-S

condition that no use shall be made of the premises for the use requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 6 foot high chain link fence shall be erected on the periphery of the lot with the exception of the portion used as a driveway; that the lot shall be improved with a macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking space shall be striped; that lighting shall be provided; that ingress and egress shall be from S. Ashland Avenue; that the public alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with all applicable ordinances; that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with; and be it further

RESOLVED, that the special use is granted herewith upon condition that the five year lease for the aforesaid six parking spaces at the subject site entered into by the applicant with the lessor, Ebony Gents, Incorporated, shall be renewed at its expiration date for a further five year term.

APPLICANT: Jea, Incorporated
 APPEARANCES FOR: Elaine C. Steed Andrews
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 215 E. Cermak Road
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 155-86-S
 MAP NO. 6-E
 MINUTES OF MEETING
 July 18, 1986

Application approved.

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Jea, Incorporated, owner, on April 22, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an addition to an existing one-story brick building for use as an auto laundry, in a C2-4 General Commercial District, on premises at 215 E. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 18, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1, §9.3-2"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

WHEREAS, the district maps show that the premises are located in a C2-4 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 C2-4 General Commercial District; that the subject site is improved with an existing one-story brick building occupied by a hand car wash operation; that the appellant proposes to expand the existing building for the purpose of providing mechanical car washing facilities; that the proposed use is necessary for the public convenience at this location to provide a needed service in this heavily trafficked area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will comply with all applicable code regulations governing the operation of automatic auto laundries; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an addition to an existing one-story brick building for use as an automatic auto laundry, on premises at 215 E. Cermak Road, 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: Yale Weisman
 APPEARANCES FOR: Yale Weisman
 APPEARANCES AGAINST:

CAL. NO. 157-86-A
 MAP NO. 4-F
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 1701-23 S. Dearborn Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 George J. Cullen
 Michael J. Howlett
 Thomas P. Keane
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Yale Weisman, for Blue Star Auto Stores, owner, on May 2, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing auto and truck wrecking yard (junk yard), in an M2-4 General Manufacturing District, on premises at 1701-23 S. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 17, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-4 General Manufacturing District; that the subject site has been continuously occupied by an auto and truck wrecking yard (junk yard) since prior to the passage of the 1923 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 certify an existing auto and truck wrecking yard (junk yard), on premises at 1701-23 S. Dearborn Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Assist, Inc. - Donald J. Ginter
 APPEARANCES FOR: Alan L. Fulkerson
 APPEARANCES AGAINST: Eugene C. Schulter

CAL. NO. 134-86-A
 MAP NO. 11-H
 MINUTES OF MEETING
 July 18, 1986

PREMISES AFFECTED— 1910 W. Montrose 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
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Assist, Inc. - Donald J. Ginter, for Peter Saltouras, owner, on April 14, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an employment agency in a store on the first floor of a three-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 1910 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 15, 1986 reads:

"Application not approved. Requested certification does not comply 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 July 18, 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 in a three-story brick multi-store and apartment building on the subject site, containing a ceramics shop and a gift shop, which uses are permitted in a B2 district; that the appellant proposes to operate a temporary employment agency at the subject site, a B4 use; that the Board finds that the proposed use of the subject store as a temporary employment agency is a use which will attract a greater number of persons and is a more intensive use of the store site than that of the existing permitted business uses in the multi-store building and that the proposed use would be detrimental to the surrounding residential community and, therefore, is not a proper use under §6.4-7 of the zoning ordinance; 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.

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—

CAL. NO. 1-86-S
MAP NO. 2-M
MINUTES OF MEETING
July 18, 1986

Case continued to
September 19, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPLICANT: Congress Care Center

CAL. NO. 2-86-Z

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING
July 18, 1986

PREMISES AFFECTED— 901 S. Austin Boulevard

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

ACTION OF BOARD—

Case continued to
September 19, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPLICANT: Congress Care Center

CAL. NO. 3-86-S

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING

July 18, 1986

PREMISES AFFECTED— 5948-5960 W. Railroad Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 19, 1986.

THE VOTE

Jack Guthman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

MINUTES OF MEETING

July 18, 1986

Cal. No. 151-85-Z

Mr. Charles J. Marino, for Children's Oncology Services of Illinois Inc., presented a request for an extension of time in which to obtain building permits for the erection, under certain conditions, of a two-story addition at the rear of a lot connected at the second floor level to an existing three-story brick lodging house, with no rear yard instead of 30 feet, on premises at 622 W. Deming Place, for which a variation was granted by the Zoning Board of Appeals on June 14, 1985, in Calendar No. 151-85-Z.

Chairman Guthman moved that the request be granted and the time extended until December 14, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 1986

Cal. No. 350-85-Z

Mr. Martin Reinheimer, for Bank of Ravenswood, Tr. #25-7379, presented a request for an extension of time in which to commence construction of a two-story five dwelling unit townhouse building on an irregularly shaped lot whose south front yard will be 2 instead of 12 feet, whose north rear yard will be 3 instead of 30 feet and whose west side yard will be 2 instead of 6 feet, on premises at 1905 N. Seminary Avenue and 1900 N. Kenmore Avenue, for which a variation was granted by the Zoning Board of Appeals on October 18, 1985, in Calendar No. 330-85-Z.

Chairman Guthman moved that the request be granted and the time extended until October 18, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 1986

Cal. No. 244-84-Z

Mr. Ralph P. Sammarco, for James D. Little, presented a second request for an extension of time in which to obtain additional financing necessary to commence construction of a three-story 25 feet by 25 feet garage and room addition at the rear of a three-story two-dwelling unit building with no rear yard instead of 30 feet, on premises at 817 S. Bishop Street, for which a variation was granted by the Zoning Board of Appeals on July 27, 1984 in Calendar No. 244-84-Z and for which an extension of time was granted until July 27, 1986 by the Board on February 28, 1986.

Mr. Sammarco, of Kugler, DeLeo & D'Arco, Ltd., stated he is the new attorney representing Mr. James D. Little and is requesting a further extension of time due to the fact that his client has been unsuccessful in securing additional financing for the project.

Chairman Guthman moved that the request for an extension of time be granted and the time extended until January 27, 1987. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 18, 1986

Mr. Cullen moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 15, 1986.

Marian Rest
Secretary