

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 15, 1986

at 9:00 A.M., 2:00 P.M. and 3:00 P.M.

The following were present and constituted a quorum:

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

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 18, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Dr. Sokoni Karanja
 APPEARANCES FOR: Dr. Sokoni Karanja
 APPEARANCES AGAINST:

CAL. NO. 200-86-Z
 MAP NO. 8-E
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 3213 S. Calumet 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, Dr. Sokoni Karanja, owner, on June 4, 1986, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 13 ft. by 18 ft. garage attached to the rear of a three-story brick townhouse dwelling unit which will be located in the east front yard required on a through lot, on premises at 3213 S. Calumet Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.7-1, §7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a through lot fronting on S. Calumet Avenue with the rear of the lot fronting on Dr. Martin Luther King, Jr. Drive and is improved with a three-story townhouse residence; 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 13 feet by 18 feet attached garage is necessary to provide secure storage for the applicant's automobile; that the plight of the owner is due to unique circumstances in that an accessory garage is a permitted obstruction in a required rear yard but not in a required front yard and that on a through lot both street frontages are deemed required front yards and that the proposed attached garage, although situated at the rear of the subject site building, is technically located in a required front yard and therefore cannot be built without the requested variation; and that the variation, if granted, will be compatible with similar additions in the area 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

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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 13 feet by 18 feet garage attached to the rear of a three-story brick townhouse dwelling unit, which will be located in the east front yard required on a through lot, on premises at 3213 S. Calumet Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: 5226 S. Dorchester Parking Association, an Illinois Not-for-Profit Corporation
 APPEARANCES FOR: Mary Pennington Anderson
 APPEARANCES AGAINST:

CAL. NO. 201-86-S
 MAP NO. 12-D
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 5226-28 S. Dorchester 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
Lawrence E. Kennon	X		

THE RESOLUTION:

WHEREAS, 5226 S. Dorchester Parking Association, an Illinois Not-for-Profit Corporation, owner, on June 19, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a parking lot for private passenger automobiles, in an R5 General Residence District, on premises at 5226-28 S. Dorchester Avenue, for use by association members who reside in the area; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 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 5226 S. Dorchester Parking Association has acquired the subject lot for the purpose of providing a 21-space parking lot for the use of its members; that the proposed parking lot at this location is necessary for the public convenience to provide the members of the association with secure parking facilities and to reduce the parking congestion in the streets; 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 with provisions for lighting, fencing and landscaping 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 establishment of a parking lot for private passenger automobiles, on premises at 5226-28 S. Dorchester Avenue, for use by association members who reside in the area, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot

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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 strip of land 15 feet wide along the east lot line, excepting the portion used as a driveway, shall be landscaped; that a decorative screening fence shall be erected on the north, west and south lot lines; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that lighting shall be provided directed away from abutting residential properties; that ingress and egress shall be from S. Dorchester Avenue; that the driveway shall be constructed in accordance with all applicable ordinances; that an adequate security system for ingress and egress by members of the association shall be provided; that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. 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 granting of this special use runs only to the applicant herein and at any change in ownership to another group or association shall cause the special use granted herein to become null and void.

APPLICANT: 5226 S. Dorchester Association, an Illinois Not-for-Profit Corporation
 APPEARANCES FOR: Mary Pennington Anderson
 APPEARANCES AGAINST:

CAL. NO. 202-86-Z
 MAP NO. 12-D
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 5226-28 S. Dorchester 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, 5226 S. Dorchester Association, an Illinois Not-for-Profit Corporation, owner, on June 19, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, a proposed parking lot to be open and illuminated between the hours of 10 P.M. and 7 A.M., on premises at 5226-28 S. Dorchester Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12(7d)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that on August 15, 1986, in Calendar No. 201-86-S, the Board approved the establishment of a parking lot for private passenger automobiles at the subject site, for use by association members who reside in the area; 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 a parking lot to serve the members of the association who reside in the area would require operation and illumination during day and night hours; that the plight of the owner is due to the need for the availability of the lot at all times; and that the proposed use and illumination of the subject site parking lot on a 24 hour daily basis, with provision for the lighting to be directed away from abutting residential properties, 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 a proposed parking lot to be open and illuminated between the hours of 10:00 P.M. and 7:00 A.M., on premises at 5226-28 S. Dorchester Avenue.

APPLICANT: Stephen R. Ballis
 APPEARANCES FOR: Sheldon Gardner
 APPEARANCES AGAINST:

CAL. NO. 203-86-S
 MAP NO. 5-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 1717 N. Halsted Street
 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
Lawrence E. Kennon	X		

THE RESOLUTION:

WHEREAS, Stephen R. Ballis, for LaSalle National Bank, Tr. #10800, owner, on July 11, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the first floor of a proposed three-story six dwelling unit building, in a B4-2 Restricted Service District, on premises at 1717 N. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8,3-4(1), §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in this area and a growing demand for residential developments; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed building which provides adequate setbacks and landscaping, as well as off-street parking; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the improvements in the area which are primarily residential; 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 dwelling units on the first floor of a proposed three-story six dwelling unit building, on premises at 1717 N. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Stephen R. Ballis
 APPEARANCES FOR: Sheldon Gardner
 APPEARANCES AGAINST:

CAL. NO. 204-86-Z
 MAP NO. 5-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 1717 N. Halsted 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, Stephen R. Ballis, for LaSalle National Bank, Tr. #10800, owner, on July 11, 1986, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a three-story six dwelling unit building, with no provision for one parking space for the handicapped, on premises at 1717 N. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on August 15, 1986, in Calendar No. 203-86-S, the Board approved the establishment of dwelling units on the first floor of a proposed three-story six dwelling unit building on the subject site; that the subject lot has a width of 48 feet and a depth of 140 feet, containing 6,740 square 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 proposed parking design at the rear of the lot will not allow five parking spaces each with a width of 8 feet and one handicapped parking space with a width of 12 feet required under the zoning ordinance; that the plight of the owner is due to unique circumstances in that the proposed six dwelling unit building, which contain stairs, is not typical of the kind of residential unit chosen by handicapped persons and therefore the provision of one on-site parking space for the handicapped is not necessary in this instance; and that the variation, if granted, will not alter the essential character of the neighborhood; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of a three-story six dwelling unit building, with no provision for one parking space for the handicapped, on premises at 1717 N. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Marshall Pappas
 APPEARANCES FOR: Marshall Pappas
 APPEARANCES AGAINST:

CAL. NO. 205-86-Z
 MAP NO. 26-H
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 10455 S. Hamilton 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, Marshall Pappas, owner, on June 3, 1986, filed an application for a variation of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a one-story approximately 25 feet by 30 feet addition to the rear of a two-story brick single family residence, whose north rear yard will be 5 feet instead of 30 feet, on premises at 10455 S. Hamilton Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

WHEREAS, the district maps show that the premises are located in an R1 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single Family Residence District; that the subject site is a reverse corner lot improved with a two-story brick single family residence with its front facing onto 105th Street; 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 25 feet by 30 feet addition is a family room and is necessary to meet the needs of the applicant; that the plight of the owner is due to the need to follow the existing building line in what is the rear yard of a reverse corner lot; and that the variation, if granted, will not impair an adequate supply of light and air to adjacent properties 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 erection of a one-story approximately 25 feet by 30 feet addition to the rear of a two-story brick single family residence, whose north rear yard will be 5 feet instead of 30 feet, on premises at 10455 S. Hamilton Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Chicago Association for Retarded Citizens
 APPEARANCES FOR: Rolando R. Acosta
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7428 N. Rogers Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 206-86-S
 MAP NO. 19-H
 MINUTES OF MEETING
 August 15, 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
Jack Guthman		Abstain	
George J. Cullen	x		
Michael J. Howlett			x
Thomas P. Keane	x		
Lawrence E. Kennon	x		

THE RESOLUTION:

WHEREAS, Chicago Association for Retarded Citizens, for Chicago Title & Trust Company as successor trustee of Continental Illinois National Bank & Trust Company of Chicago, Tr. #48-60621-4, owner, on July 2, 1986, filed an application for a special use under the zoning ordinance for the approval of an existing Residential Care (Half-Way) Home for the developmentally disabled in a 1 and 2-story brick building, in an R4 General Residence District, on premises at 7428 N. Rogers Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-4(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 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 existing one and two-story brick building on the subject site has been occupied by the subject residential care (half-way) home for the past 11 years; that the said facility provides supervised housing and training for 18 developmentally disabled individuals, 18 years and older, who have the potential to live on an independent basis; that the said facility is necessary for the public convenience at this location to continue to provide a quality care and training facility for the developmentally disabled; that the public health, safety and welfare will be adequately protected in the operation of said use which will meet all state and city requirements for the operation of residential care homes; and that the said use is compatible with the residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

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the Zoning Administrator is authorized to approve an existing Residential Care (Half-Way) Home for the developmentally disabled in a one and two-story brick building, on premises at 7428 N. Rogers Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Lakeshore Ontario Associates, an Illinois Limited Partnership
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 207-86-S
 MAP NO. 1-E
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 401-39 E. Ontario Street and 611-21 N. McClurg Court
 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
Lawrence E. Kennon	X		

THE RESOLUTION:

WHEREAS, Lakeshore Ontario Associates, an Illinois Limited Partnership, owner, on June 10, 1986, filed an application for a special use under the zoning ordinance for the approval of the establishment of 374 parking spaces instead of the maximum 329 spaces permitted to serve as accessory parking for the 399 dwelling units in a proposed 57-story business and 399 dwelling unit building, in a C3-6 Commercial-Manufacturing District, which additional 45 spaces are sought as non-accessory parking for said dwelling units, on premises at 401-39 E. Ontario Street and 611-21 N. McClurg Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the applicant proposes to erect a 57-story 399-dwelling unit building with retail and recreational space on the subject site; that on-site parking will be provided in an enclosed garage on the lower levels of the proposed building; that the applicant proposes to furnish 374 parking spaces - 329 accessory spaces as permitted under the zoning ordinance and 45 non-accessory spaces; that the proposed use is necessary for the public convenience at this location to provide additional off-street parking spaces in this high-density area; that the plight of the owner is due to the applicant's desire to provide, as nearly as possible, on-site parking for residents of the building and their guests on a one-to-one ratio of dwelling units to parking stalls; that the provision of 45 additional non-accessory parking spaces at the subject site will have a positive affect toward alleviating street parking congestion in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of 374 parking spaces instead of the maximum 329 spaces permitted to serve as accessory parking for the 399 dwelling units in a proposed 57-story business and 399-dwelling unit building, which additional 45 spaces are approved as non-accessory parking for said dwelling units, on premises at 401-39 E. Ontario Street and 611-21 N. McClurg Court, 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: Lithuanian Human Services Council of the USA, Inc.,
 APPEARANCES FOR: Mykolas Drunga Chicago Chapter
 APPEARANCES AGAINST:

CAL. NO. 208-86-S
 MAP NO. 18-I
 MINUTES OF MEETING
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PREMISES AFFECTED— 2711-15 W. 71st Street
 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, Lithuanian Human Services Council of the USA, Inc., Chicago Chapter, owner, on June 18, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in a two-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2711-15 W. 71st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the proposed community center is necessary for the public convenience at this location to provide for social, educational and cultural activities for the Lithuanian-American senior citizens who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the said community center; and that the use of the premises as a community center is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a community center in a two-story brick store and apartment building, on premises at 2711-15 W. 71st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

APPLICANT: Paul Zucker

CAL. NO. 209-86-Z

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1154-56 N. LaSalle Street

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: Evangelistic Deliverance Center
 APPEARANCES FOR: James Rooney
 APPEARANCES AGAINST: Ladye L. Allen, et al.
 PREMISES AFFECTED— 519-25 E. 103rd Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 210-86-S
 MAP NO. 26-E
 MINUTES OF MEETING
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ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
Abstain		

THE RESOLUTION:

WHEREAS, Evangelistic Deliverance Center, for Michigan Avenue National Bank, Tr. #1847, owner, on July 3, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 519-25 E. 103rd Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the establishment of a church at the subject site would cause substantial injury to the value of other property in the neighborhood, particularly in light of the vacant lots on E. 103rd Street which potentially are available for permitted business development; and that the proposed use is not in the public interest in that the economic vitality and future development of permitted business uses on E. 103rd Street would be restricted; it is therefore

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

APPLICANT: E. R. Moore Co.
APPEARANCES FOR: Edward Proctor
APPEARANCES AGAINST:
PREMISES AFFECTED— 1821 W. Berenice Avenue
SUBJECT— Application for the approval of a special use.

CAL. NO. 211-86-S
MAP NO. 9-H
MINUTES OF MEETING
August 15, 1986

ACTION OF BOARD—

Application withdrawn
upon motion of applicant.

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: E. R. Moore Co.

CAL. NO. 212-86-Z

APPEARANCES FOR: Edward Proctor

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED— 1821 W. Berenice Avenue

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

ACTION OF BOARD—

Application withdrawn
upon motion of applicant.

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: E. R. Moore Co.
 APPEARANCES FOR: Edward Proctor
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1822-24 W. Grace Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 213-86-S
 MAP NO. 9-H
 MINUTES OF MEETING
 August 15, 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, E. R. Moore Co., owner; on July 18, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R3 General Residence District, on premises at 1822-24 W. Grace Street, to satisfy the parking requirements for office renovations in a three-story warehouse building located at 1810 W. Grace Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3, §7.4-1, §7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the applicant company is renovating the existing warehouse building at 1810 W. Grace Street to accommodate its administrative offices and personnel presently located in the suburbs; that the proposed parking lot is necessary for the public convenience at this location to satisfy the parking requirements for the additional employees and renovations to the warehouse building located at 1810 W. Grace Street; 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 serve as a buffer between the warehouse building and the residential district immediately west of the subject site and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

MINUTES OF MEETING

August 15, 1986

Cal. No. 213-86-S

Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1822-24 W. Grace Street, to satisfy the parking requirements for office renovations in a three-story warehouse building located at 1810 W. Grace Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with; that the 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 strip of land 16 feet wide along the south lot line shall be landscaped, excepting the portion used as a driveway; that the lot shall be enclosed with a 6 foot high chain link fence, with the exception of the portion used as a driveway; that the fence shall be set back 16 feet from the south lot line; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be striped; that concrete wheel stops shall be provided; that lighting shall be provided which shall be directed away from abutting residential properties; that ingress and egress shall be from W. Grace Street; that the 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 the lot shall be securely locked at all times when not in use by employees of E. R. Moore Co.; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. 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: E. R. Moore Co.
 APPEARANCES FOR: Edward Proctor
 APPEARANCES AGAINST:

CAL. NO. 214-86-Z
 MAP NO. 9-H
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 1822-24 W. Grace 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
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, E. R. Moore Co., owner, on July 18, 1986, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a proposed parking lot to be open and illuminated between the hours of 10 P.M. and 7 A.M. and whose front yard will be 16 feet instead of 20 feet, on premises at 1822-24 W. Grace Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3, §7.4-1, §7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 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 August 15, 1986, in Calendar No. 213-86-S, the Board approved the establishment of an off-site accessory parking lot at the subject site for the parking of private passenger automobiles to satisfy the parking requirements for office renovations in a three-story warehouse building located at 1810 W. Grace Street; 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 a parking lot to serve the 30 to 60 additional employees of the applicant company would require operation and illumination during day and night hours; that the front yard variation is necessary to provide a sufficient number of parking spaces to satisfy the parking requirements; that the plight of the owner is due to the need for the availability of the lot at all times; and that the proposed use and illumination of the subject site parking lot on a 24 hour daily basis, with provision for the lighting to be directed away from abutting residential properties, will not alter the essential character of the property; it is therefore

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

MINUTES OF MEETING

August 15, 1986

Cal. No. 214-86-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 a proposed parking lot to be open and illuminated between the hours of 10 P.M. and 7 A.M. and whose front yard will be 16 feet instead of 20 feet, on premises at 1822-24 W. Grace Street.

APPLICANT: Efrain Munoz
 APPEARANCES FOR: Efrain Munoz
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2401 S. Central Park Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 215-86-A
 MAP NO. 6-J
 MINUTES OF MEETING
 August 15, 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, Efrain Munoz, 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 an automobile repair shop in a one-story brick garage building on the rear of a lot improved with a two-story brick apartment building, in an R4 General Residence District, on premises at 2401 S. Central Park Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 one-story brick garage at the rear of the lot has been occupied by commercial uses, the last use having been an automobile repair shop, which use ceased operation six months ago; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick building on the rear of a lot improved with a two-story brick apartment building, on premises at 2401 S. Central Park Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Saturdays; that no vehicles which have been repaired or are awaiting repairs shall be parked on the public sidewalks; that all repair work shall be done within the garage building; that no body or fender work, spray painting or engine rebuilding shall be done on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Van J. Harmon
 APPEARANCES FOR: Van J. Harmon
 APPEARANCES AGAINST:

CAL. NO. 216-86-A
 MAP NO. 28-G
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 11801 S. Sangamon 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, Van J. Harmon, owner, on June 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in a one-story brick store building, in an R3 General Residence District, on premises at 11801 S. Sangamon Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming one-story brick store building on the subject site was occupied by a tavern when the building was purchased by the appellant in 1972; that the appellant leased the tavern business in 1981 to another person who abandoned the business in 1985; that the appellant now seeks to re-establish the tavern operation; 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 re-establishment of a tavern in a one-story brick store building, on premises at 11801 S. Sangamon Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 12 Midnight, Mondays through Thursdays; 9 A.M. and 2 A.M. on Fridays and Saturdays, and 12 Noon to 12 Midnight on Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Oscar R. and Veronica A. Arriola

CAL. NO. 217-86-A

APPEARANCES FOR: None

MAP NO. 17-H

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED— 1604 S. Morse Avenue

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

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

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

Cleve Rodifer

CAL. NO. 218-86-A

APPEARANCES FOR:

MAP NO. 11-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED—

4429 N. Broadway

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
X		
X		
		X
X		
X		

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

APPLICANT: Julie A. Whitehead

CAL. NO. 219-86-A

APPEARANCES FOR: Julie A. Whitehead

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED— 1901 N. Dayton Street

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

ACTION OF BOARD—

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

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, Julie A. Whitehead, owner, on June 4, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a ceramics business in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1901 N. Dayton Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 has been previously occupied by business uses, the last use having been a day care center which is a permitted use in a residential district; that the appellant proposes to establish a custom ceramic tile business at the site utilizing baking kilns on the premises; that the proposed use is a more intensive use at the site and requires a minimum of B4 zoning; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the establishment of the proposed ceramic tile business in the store in the building on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

APPLICANT: Jerry S. Kenar
 APPEARANCES FOR: Aaron Spivak
 APPEARANCES AGAINST: Rita P. Cuira
 PREMISES AFFECTED— 1007-15 N. Wolcott Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 220-86-A
 MAP NO. 3-H
 MINUTES OF MEETING
 August 15, 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, Jerry S. Kenar, owner, on July 2, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an artist's studio and gallery and one dwelling unit in a one and two-story brick former warehouse building, in an R4 General Residence District, on premises at 1007-15 N. Wolcott Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 one and two-story brick warehouse building has been occupied by commercial uses since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance that the appellant proposes to convert the non-conforming building to an artist's studio, gallery and one dwelling unit; that the proposed change of use to a more conforming business and residential use is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an artist's studio and gallery and one dwelling unit in a one and two-story brick former warehouse building, on premises at 1007-15 N. Wolcott Avenue, upon condition that all commercial vehicle activity shall be confined to the alley entrance to the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: James Bullock
 APPEARANCES FOR: Sherry Cochran
 APPEARANCES AGAINST:

CAL. NO. 221-86-A
 MAP NO. 22-D
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 8909 S. Cottage Grove 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, James Bullock, for Charles Malcolm, owner, on June 13, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a greeting card and gift wrapping shop in a store on the first floor of a three-story brick multi-store and apartment building, in an R4 General Residence District, on premises at 8909 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 5, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 a three-story brick multi-store building on the subject site; that the subject multi-store building has a history of business uses including that of an office, a candy store, and a restaurant, all of which were approved by the Board; that the proposed greeting card and gift wrapping shop is a proper use of the subject store 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 greeting card and gift wrapping shop in a store on the first floor of a three-story brick multi-store and apartment building, on premises at 8909 S. Cottage Grove Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael J. Tucker
 APPEARANCES FOR: Michael J. Tucker
 APPEARANCES AGAINST:

CAL. NO. 222-86-A
 MAP NO. 3-M
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 1145-49 N. Austin Boulevard

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, Michael J. Tucker, for Bennie Thomas, owner, on June 3, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a video store in a basement store in a three-story brick apartment building, in an R3 General Residence District, on premises at 1145-49 N. Austin Boulevard; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 appellant proposes to establish a video store, a B2 use, in the subject non-conforming basement store in the building on the subject site, which also contains a non-conforming hair-styling shop, a B use; that the expansion of the non-conforming use throughout the building is permitted under §6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a video store in a basement store in a three-story brick apartment building, on premises at 1145-49 N. Austin Boulevard, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 10 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Sharon M. Watkins

CAL. NO. 223-86-A

APPEARANCES FOR: Sharon M. Watkins

MAP NO. 22-D

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED— 9158 S. Greenwood 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, Sharon M. Watkins, owner, on July 7, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business for the sale of popcorn, packaged snacks and T-shirts in the store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 9158 S. Greenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 two-story brick store and apartment building on the subject site has been previously occupied by business uses; that a business for the sale of popcorn, packaged snacks and T-shirts is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a business for the sale of popcorn, packaged snacks and T-shirts in the store on the first floor of a two-story brick store and apartment building, on premises at 9158 S. Greenwood Avenue, upon condition that the hours of operation shall be limited to the hours of 8 A.M. to 7 P.M., daily; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Nathan Jackson

CAL. NO. 224-86-A

APPEARANCES FOR: Nathan Jackson

MAP NO. 2-K

APPEARANCES AGAINST:

MINUTES OF MEETING

August 15, 1986

PREMISES AFFECTED— 140 S. Kildare 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Nathan Jackson, for Veron Newson, owner, on July 11, 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 on the rear of a lot improved additionally with a three-story brick apartment building, in an R4 General Residence District, on premises at 140 S. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 8, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 one-story brick store building at the rear of the lot improve additionally with a three-story apartment building has been vacant and unoccupied in excess of one year; that under §6.4-5 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: James Wilson
 APPEARANCES FOR: James Wilson
 APPEARANCES AGAINST:

CAL. NO. 225-86-A
 MAP NO. 5-G
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 953 W. Armitage 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, James Wilson, for Robert Armstrong, owner, on July 11, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a second-hand dealer license for an existing vintage clothing business in an three-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 953 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the appellant sells clothing from the 1900 to 1955 period, such as original Hawaiian shirts, beaded dresses and sweaters and similar items; that the City of Chicago contends that the appellant is selling typical second-hand clothing and requires a second-hand dealer license; that such clothing items may be second-hand items but are considered to be antique clothes; that antique shops are permitted uses in a B2 District; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and that the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a second-hand dealer license for an existing vintage clothing business in a three-story brick store and apartment building, on premises at 953 W. Armitage Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the approval granted herein for the sale of antique clothing is hereby limited to the sale of such items, and that the issuance of a second-hand dealer license shall not be construed as the right to sell any other second-hand or rummage type articles.

APPLICANT: Inland Parking

CAL. NO. 226-86-A

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED-- 5600-30 N. Sheridan Road

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
X		
X		
		X
X		
X		

APPLICANT: George McCray
 APPEARANCES FOR: George McCray
 APPEARANCES AGAINST:

CAL. NO. 227-86-A
 MAP NO. 1-I
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 2826 W. Walnut 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, George McCray, for Itasca Bank, owner, on June 4, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair shop in a one-story brick garage building, in an R4 General Residence District, on premises at 2826 W. Walnut Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 make the following findings of fact: that the proposed use is to be located in a R4 General Residence District; that on August 24, 1984, the Board sustained an appeal permitting the establishment of an automobile repair shop, including body work and painting, in the non-conforming garage building on the subject site, Calendar No. 313-84-A; that the appellant took over the operation a few months ago; that the appellant has a right to continue the operation of an automobile repair shop, including body work and painting, in the non-conforming garage building at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of an automobile repair shop, including body work and painting, in a one-story brick garage building, on premises at 2826 W. Walnut Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M., Mondays through Saturdays; that no vehicles which have been repaired or are awaiting repairs shall be parked or stored on the public sidewalks, parkway, street or alley; that all storage and repair of vehicles shall be conducted entirely within the subject site premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Alfred H. Hadley
 APPEARANCES FOR: Alfred H. Hadley
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7659 S. Eberhart Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 228-86-A
 MAP NO. 18-E
 MINUTES OF MEETING
 August 15, 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, Alfred H. Hadley, for Walter L. Edwards, owner, on June 16, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery and delicatessen store in a two-story brick store and apartment building, in an R2 Single Family Residence District, on premises at 7659 S. Eberhart Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 on April 23, 1976, the Board sustained an appeal permitting the establishment of a grocery store in the non-conforming store in the building on the subject site, Calendar No. 96-76-A; that the subject store has been continuously occupied by the said grocery store until six months ago; that the appellant has a right to re-establish a grocery and delicatessen store in the non-conforming store in the building on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a grocery and delicatessen store in a two-story brick store and apartment building, on premises at 7659 S. Eberhart Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 10 P.M., Mondays through Saturdays and 8 A.M. to 3 P.M., Sundays; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that there shall be no table service of food on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Jessie Stanford
 APPEARANCES FOR: Jessie Stanford
 APPEARANCES AGAINST:

CAL. NO. 229-86-A
 MAP NO. 18-D
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 7700 S. Greenwood 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, Jessie Stanford, for Ella Ware, owner, on July 9, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 7700 S. Greenwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 8, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 September 19, 1980, the Board sustained an appeal permitting the establishment of a grocery store in the non-conforming store in the two-story brick store and apartment building on the subject site, Calendar No. 236-80-A; that due to illness the former operator leased the grocery store operation to the appellant in June, 1986; 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 re-establishment of a grocery store in a two-story brick store and apartment building, on premises at 7700 S. Greenwood Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gloria Cruz
 APPEARANCES FOR: Gloria Cruz
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 10528-30 S. Torrence Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 230-86-A
 MAP NO. 26-B
 MINUTES OF MEETING
 August 15, 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
Lawrence E. Kennon	X		

THE RESOLUTION:

WHEREAS, Gloria Cruz, owner, on June 30, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in an existing retail bakery in a one-story brick store building, in an R3 General Residence District, on premises at 10528-30 S. Torrence Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 is occupied by an existing retail bakery; that the appellant proposes to wholesale Mexican specialty cakes on a limited basis; that the existing bakery operation will not be expanded in any way by the proposed wholesaling activity; that the wholesaling of bakery goods on a limited basis is an accessory use; that no violation of the zoning ordinance exists nor is contemplated; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in an existing retail bakery in a one-story brick store building, on premises at 10528-30 S. Torrence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Cheuk Tei Moy
 APPEARANCES FOR: Cheuk Tei Moy
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3037 S. Parnell Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 231-86-A
 MAP NO. 6-F
 MINUTES OF MEETING
 August 15, 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, Cheuk Tei Moy, owner, on June 20, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a bakery and sandwich shop in a one and two-story brick store and apartment building, in an R3 General Residence District, on premises at 3037 S. Parnell Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 continuously occupied by business uses; that a bakery and sandwich shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a bakery and sandwich shop in a one and two-story brick store and apartment building, on premises at 3037 S. Parnell Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., daily; that there shall be no table service of food on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Michelle Falco-Logeman
 APPEARANCES FOR: Michelle Falco-Logeman
 APPEARANCES AGAINST:

CAL. NO. 232-86-A
 MAP NO. 5-H
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 1855 W. Armitage 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, Michelle Falco-Logeman, for Burr W. Logeman and Michelle Falco-Logeman, owners, on July 9, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant at 1855 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 one-story brick store building on the subject site has been continuously occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the change of use to a restaurant 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 restaurant in a one-story brick store building, on premises at 1855 W. Armitage Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 12 Midnight; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sadie Edwards
 APPEARANCES FOR: Sadie Edwards
 APPEARANCES AGAINST:

CAL. NO. 233-86-A
 MAP NO. 11-M
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 4221 N. Narragansett 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, Sadie Edwards, owner, on June 19, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a one-and-a-half story frame building as two dwelling units, in an R2 Single Family Residence District, on premises at 4221 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-2, §7.5-2, §7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 said use is located in an R2 Single Family Residence District; that the one-and-a-half story frame building on the subject site has been occupied as two dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two dwelling units, provided the building is brought into compliance with building code regulations; 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 the one-and-a-half story frame building, on premises at 4221 N. Narragansett Avenue, as two dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Henry Johnson
 APPEARANCES FOR: Henry Johnson
 APPEARANCES AGAINST:

CAL. NO. 234-86-A
 MAP NO. 22-E
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 658 E. 95th 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, Henry Johnson, owner, on June 5, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a three-story frame building as nine dwelling units, in an R3 General Residence District, on premises at 658 E. 95th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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, makes the following findings of fact: that the said use is located in an R3 General Residence District; that the three-story frame building on the subject site has been occupied as nine dwelling units 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 occupancy of the building as nine dwelling units, provided the building is brought into compliance with building code regulations; 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 the three-story frame building, on premises at 658 E. 95th Street, as nine dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Rochel Nino
 APPEARANCES FOR: Warren E. Spitz
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4837 S. Winchester Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 235-86-A
 MAP NO. 12-H
 MINUTES OF MEETING
 August 15, 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, Rochel Nino, owner, on May 5, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building as four dwelling units, in an R3 General Residence District, on premises at 4837 S. Winchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3, §7.12-1(4), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the two-story frame building on the subject site has been occupied as four dwelling units lacking off-street parking since prior to December 30, 1955, at which time the district was rezoned to Duplex; that the appellant has a right to continue the occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; 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 the two-story frame building, on premises at 4837 S. Winchester Avenue, as four dwelling units lacking off-street parking, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Pedro Olmo
 APPEARANCES FOR: Warren E. Spitz
 APPEARANCES AGAINST:

CAL. NO. 236-86-A
 MAP NO. 1-H
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 1653 W. Superior 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, Pedro Olmo, owner, on July 11, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story brick and frame building as four dwelling units, in an R3 General Residence District, on premises at 1653 W. Superior Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3, §7.12-1(4), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the two-story brick and frame building on the subject site has been occupied as four dwelling units 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 occupancy of the building as four dwelling units, provided that the building is brought into compliance with building code regulations; 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 the two-story brick and frame building as four dwelling units, on premises at 1653 W. Superior Street, with no additional off-street parking required, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Enrique Rodriguez
 APPEARANCES FOR: Enrique Rodriguez
 APPEARANCES AGAINST:

CAL. NO. 237-86-A
 MAP NO. 7-I
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 2515 N. California 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, Enrique Rodriguez, owner, on July 8, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a one-story brick and frame building as a single family residence, in a B4-1 Restricted Service District, on premises at 2515 N. California Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the non-conforming single family dwelling has been in existence on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant seeks to add a bedroom in the attic space; that no additional dwelling units are being proposed; that the extension of the non-conforming use through the building is permitted under §6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the one-story brick and frame building, on premises at 2515 N. California Avenue, as a single family dwelling, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Seymour Goldberg & Associates
 APPEARANCES FOR: Seymour Goldberg
 APPEARANCES AGAINST:

CAL. NO. 238-86-A
 MAP NO. 9-G
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 3313 N. Southport Avenue

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

ACTION OF BOARD—

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

THE VOTE

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, Seymour Goldberg & Associates, for Ruth M. Hall, owner, on May 29th, 1986 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building as four dwelling units, in an R4 General Residence District, on premises at 3313 N. Southport Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 two-story frame building on the subject site has been occupied as four dwelling units 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 occupancy of the building as four dwelling units, provided the building is brought into compliance with building code regulations; 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 the two-story frame building, on premises at 3313 N. Southport Avenue, as four dwelling units with no additional off-street parking required, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Carrie Mayes

CAL. NO. 239-86-A

APPEARANCES FOR: James Mayes

MAP NO. 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED— 3527-29 S. Dr. Martin Luther King, Jr. Drive

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, Carrie Mayes, owner, on June 4, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dwelling unit in a former dentist's office in the basement of a three-story brick six apartment building with no provision for off-street parking, in an R5 General Residence District, on premises at 3527-29 S. Dr. Martin Luther King, Jr. Drive; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-2(9), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 that following findings of fact: that the proposed use is to be located in an R5 General Residence District; that a portion of the basement of a three-story six-apartment building on the subject site was previously occupied as a dentist's office; that the conversion of a dentist's office to a dwelling unit 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 dwelling unit in a former dentist's office in the basement of a three-story brick six-apartment building with no additional off-street parking required, on premises at 3527-29 S. Dr. Martin Luther King, Jr. Drive, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Joseph Kurowski
 APPEARANCES FOR: Joseph Kurowski
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 906 N. Western Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 240-86-A
 MAP NO. 3-I
 MINUTES OF MEETING
 August 15, 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, Joseph Kurowski, for Peter Ciapala, owner, on June 3, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a meat smoking operation in a one-story brick building on the rear of the lot as an accessory use to a meat market in the front three-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 906 N. Western Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District in a one-story brick building on the rear of a lot improved with a three-story brick store and apartment building; that the appellant operates a meat market in the store in the building on the front of the lot; that the appellant operates a meat smoker in the subject one-story building once a week for smoking approximately 40 to 60 pounds of sausage to be sold in his meat market; that the smoking of sausage on a limited basis is accessory to the principal meat market business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a meat smoking operation in a one-story brick building on the rear of the lot as an accessory use only to a meat market in the front three-story brick store and apartment building, on premises at 906 N. Western Avenue; upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Jo Ann LaCassa
APPEARANCES FOR: None
APPEARANCES AGAINST: Sidney R. Marovitz

CAL. NO. 329-86-Z
MAP NO. 2-G
MINUTES OF MEETING
August 15, 1986

PREMISES AFFECTED— 1437 W. Flournoy Street

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

ACTION OF BOARD—

REMAND FROM THE CIRCUIT COURT:

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: Unity Tabernacle Church of God in Christ
 APPEARANCES FOR: Robert L. Schroeder
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 6522 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 34-86-S
 MAP NO. 16- H
 MINUTES OF MEETING
 August 15, 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, Unity Tabernacle Church of God in Christ, for Alberta Best, owner, on December 20, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church on the 1st floor of a three-story brick store and two-apartment building, in a C1-2 Restricted Commercial District, on premises at 6522 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1, §9.4-1, §9.11-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; and

WHEREAS, the district maps show that the premises are located in a C1-2 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 church is located in a C1-2 Restricted Commercial District; that the applicant church has been located at the subject site for the past five years; that the said church is necessary at this location to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the said church which will meet all applicable code regulations; that the said church, located directly across S. Ashland Avenue from a public school, is compatible with the existing improvements on S. Ashland Avenue and will not cause substantial injury to the value of other property in the neighborhood in which it is 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 approve the establishment of a church on the 1st floor of a three-story brick store and two-apartment building, on premises at 6522 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Unity Tabernacle Church of God in Christ
 APPEARANCES FOR: Robert L. Schroeder
 APPEARANCES AGAINST:

CAL. NO. 35-86-Z
 MAP NO. 16-H
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 6522 S. Ashland 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, Unity Tabernacle Church of God in Christ, for Alberta Best, owner, on December 20, 1985, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a 29-seat church in a three-story brick store and two-apartment building with on-site parking for three instead of four automobiles, on premises at 6522 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §9.11-1(5), §9.11-1(8); §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986 after due notice thereof by publication in the Chicago Tribune on February 5, 1986; and

WHEREAS, the district maps show that the premises are located in a C1-2 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 proposed use is to be located in a C1-2 Restricted Commercial District; that on August 15, 1986, in Calendar No. 34-86-S, the Board approved the establishment of the subject 29-seat church on the first floor of a three-story brick store and two-apartment building on the subject site; that three parking spaces are provided at the rear of the lot; 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 parking area at the rear of the subject lot must be shared by the applicant church and the residents of the two apartments in the subject three-story building; that the plight of the owner is due to unique circumstances in that the on-site parking for the two apartments necessitates the waiver of one required parking space for use by the applicant church; and that the waiver of one required parking space will not materially affect the off-street parking in the area 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

MINUTES OF MEETING

August 15, 1986

Cal. No. 35-86-Z

ordinance and that a variation be and it hereby is granted to permit the establishment of a 29-seat church in a three-story brick store and two-apartment building, with on-site parking for three instead of four automobiles, on premises at 6522 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Gregorio P. Narvasa
 APPEARANCES FOR: Gregorio P. Narvasa
 APPEARANCES AGAINST:

CAL NO. 186-86-A
 MAP NO. 11-J
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 4301 N. Central Park 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 sustained.

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, Gregorio P. Narvasa, for Nadia Spasojvich, 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 bakery and food shop in the store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 4301 N. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 on the first floor of the two-story brick store and apartment building on the subject site has been vacant and unoccupied for the past nine years; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Ruth Zawada
 APPEARANCES FOR: Ruth Zawada
 APPEARANCES AGAINST:

CAL. NO. 191-86-A
 MAP NO. 7-J
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 3241 W. Wellington 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, Ruth Zawada, for Glen Tourenne, 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 beauty salon in a two-story brick store building on the rear of a lot improved additionally with a three-story brick store and apartment building, in an R3 General Residence District, on premises at 3241 W. Wellington Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 8, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 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 two-story brick store building at the rear of the lot has been occupied by business uses, the last use having been a barber shop; that the change of use to a beauty salon is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty salon in a two-story brick store building at the rear of a lot improved additionally with a three-story brick store and apartment building, on premises at 3241 W. Wellington Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M., Tuesdays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Clybourn Commons Association
 APPEARANCES FOR: Paul T. Wigoda
 APPEARANCES AGAINST: Martin Oberman

CAL. NO. 199-86-A
 MAP NO. 5-G
 MINUTES OF MEETING
 August 15, 1986

PREMISES AFFECTED— 2001-07 N. Clybourn 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, Clybourn Commons Association, owner, on June 18, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a four-story manufacturing building into retail stores on the first floor and offices above, in an M1-2 Restricted Manufacturing District, on premises at 2001-07 N. Clybourn Avenue, which, it is alleged, requires no off-street parking; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.16-1(3), §10.16-1(8), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 15, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the appellant proposes to convert the existing four-story manufacturing building on the subject site into retail space consisting of 3,770 square feet on the ground floor and office use in the balance of the structure; that offices are a permitted use in the M1 District under Section 10.3-1(19a) of the zoning ordinance; that Section 10.16 provides that off-street parking for permitted uses in the M1-2 District shall be provided as set forth in Section 10.16-1; that Section 10.16-1 contains no parking requirement for offices; that said section requires parking for permitted retail uses only when the floor area exceeds 4,000 square feet; 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 conversion of a four-story manufacturing building into retail stores on the first floor and offices above, with no off-street parking required, on premises at 2001-07 N. Clybourn Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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
August 15, 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—

Cased continued to
October 17, 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

August 15, 1986

Cal. No. 255-80-Z

Mr. Chris Tukich, owner, presented a request for an additional extension of time in which to obtain permits for the erection of a mansard roof on a two-story brick single family residence which extends into the required north side and rear yards, on premises at 5706 S. Normandy Avenue, for which a variation of the zoning ordinance was granted on October 17, 1980, Cal. No. 255-80-Z and the time extended on July 19, 1985 until December 17, 1985.

Mr. Tukich stated that when the extension of time was granted by the Board on July 19, 1985, he simultaneously received a bid on the property, but after ten months of negotiation and mortgage denial, the purchaser had to back out of the contract. Mr. Tukich further stated that he is requesting the second extension of time to allow him to begin construction.

Chairman Guthman moved that the request be granted and the time extended until December 17, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 15, 1986
Cal. No. 408-84-Z and
Cal. No. 98-85-Z

Mr. Gregory H. Furda, for Stephen P. Durchslag, presented a request for an extension of time in which to prepare building permit drawings for the erection of a four-story single family residence on an L-shaped through lot, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place for which a variation was granted by the Zoning Board of Appeals on December 14, 1984 in Calendar No. 408-84-Z and on March 15, 1985 in Calendar No. 98-85-Z, which resolution was amended on September 13, 1985 and the time for securing building permits extended until March 15, 1986 and until September 15, 1986.

Mr. Furda's request is for a further extension of time in which to prepare building permit drawings.

Member Keane moved that the request be granted and the time for securing all necessary building permits for the erection of a four-story single family residence approved by the Board on December 14, 1984, Calendar No. 408-84-Z and on March 15, 1985, Calendar No. 98-85-Z, as amended by the Board on September 13, 1985, be extended until March 15, 1987. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

August 15, 1986

Cal. No. 291-83-Z

Mr. Jack H. Berger presented a request for an extension of time in which to secure financing for the erection of a three and four-story 12-apartment building whose front yard will be 5 instead of 15 feet, with side yards of 3 instead of 10 feet, whose rear yard will be 2.5 feet instead of 30 feet and with six enclosed parking spaces located in a portion of the required front yard, on premises at 1856-64 N. Halsted Street, for which a variation was granted by the Zoning Board of Appeals on December 16, 1983, Calendar No. 291-83-Z, and the time for securing permits extended until September 16, 1986.

Mr. Berger stated that he is currently involved in obtaining financing for the project and it is taking longer than anticipated due to the unusually high demand for loans at this time.

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

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

MINUTES OF MEETING

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Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 19, 1986.

Marwan Rish
Secretary