

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, September 19, 1986

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

The following were present and constituted a quorum:

Jack Guthman  
Chairman  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios  
Roula Alakiotou

MINUTES OF MEETING

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Mr. Howlett moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 15, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Howlett, Kennon, Rios and Alakiotou. Nays- None.

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

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

APPLICANT: Inner City Foods, Inc.  
 APPEARANCES FOR: Wilson Frost  
 APPEARANCES AGAINST:

CAL. NO. 241-86-S  
 MAP NO. 18-E  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 418 E. 79th Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Inner City Foods, Inc., for Joseph E. Davis, owner, on July 31, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, in a B4-2 Restricted Service District, on premises at 418 E. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §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 September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 it is proposed to establish a drive-through facility in conjunction with an existing Burger King restaurant on the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from E. 79th Street at the southeast corner of the subject site and egress from the drive-through portion of the facility from the southwest corner of the subject site onto W. 79th Street, no ingress to nor egress from the drive-through facility from the alley or S. Vernon Avenue, and a 6 foot high solid fence along the west lot line to screen the facility from abutting residential property; and that the proposed use is compatible with the existing business improvements on E. 79th Street and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator in authorized to approve the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, on premises at 418 E. 79th Street, upon condition that the ingress and egress of the proposed drive-through facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that a 6 foot high solid fence shall be erected along the west lot line to screen the facility from abutting residential property; that there shall no ingress to nor egress from the alley nor from S. Vernon Avenue; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Inner City Foods, Inc.  
APPEARANCES FOR: Wilson Frost  
APPEARANCES AGAINST:

CAL NO. 242-86-S  
MAP NO. 20-E  
MINUTES OF MEETING  
September 19, 1986

PREMISES AFFECTED— 28 E. 87th Street  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
Roula Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Inner City Foods, Inc., for National Bank of Albany Park, Tr. #11-1069, owner, on July 31, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, in a B4-1 Restricted Service District, on premises at 28 E. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §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 September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that it is proposed to establish a drive-through facility in conjunction with an existing Burger King restaurant at the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs for the drive-through portion of the subject site, ingress and egress to the drive-through portion of the facility from E. 87th Street only at the southwest corner of the subject site, no ingress and egress from the public alley nor from S. Wabash Avenue, and a 6 foot high solid wood fence along the north property line to screen the facility from residential property across the alley; and that the proposed use is compatible with the existing business improvements on E. 87th Street and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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September 19, 1986

Cal. No. 242-86-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, on premises at 28 E. 87th Street, upon condition that the ingress and egress of the drive-through portion of the facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that there shall be no ingress nor egress from the alley nor from S. Wabash Avenue; that a 6 foot high solid wood fence shall be erected along the north lot line to screen the facility from residential property across the alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Inner City Foods, Inc.  
 APPEARANCES FOR: Wilson Frost  
 APPEARANCES AGAINST: Lawrence Bloom

CAL. NO. 243-86-S  
 MAP NO. 18-C  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 2200 E. 79th Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alaklotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Inner City Foods, Inc., for Chicago Title and Trust Company, Tr. #34103, owner, on July 31, 1986, filed an application for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, in a B4-2 Restricted Service District, on premises at 2200 E.79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §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 September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 it is proposed to establish a drive-through facility in conjunction with an existing Burger King restaurant at the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs for the drive-through portion of the subject site, ingress and egress to the drive-through portion of the facility from E. 79th Street only at the southwest corner of the subject site, no ingress nor egress from the public alley nor from S. Paxton Avenue, relocation of the CTA bus stop from the northeast corner of E. 79th Street and S. Paxton Avenue, and a 6 foot high solid wood fence along the north property line to screen the facility from residential property across the alley; that the proposed use is compatible with the existing business improvements on E. 79th Street and will not alter the essential character of the neighborhood in which it is to be located; it is therefore

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September 19, 1986

Cal. No. 243-86-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with an existing Burger King restaurant on premises at 2200 E. 79th Street, upon condition that the ingress and egress of the proposed drive-through facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that the CTA bus stop shall be relocated away from the northeast corner of the E. 79th Street and S. Paxton Avenue; that lighted directional signs shall be erected at the established entrance and exit to the drive-through portion of the facility; that a 6 foot high solid wood fence shall be erected along the north lot line to screen the facility from residential property across the alley; that there shall be no ingress nor egress from the alley nor from S. Paxton Avenue; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Inner City Foods, Inc.  
 APPEARANCES FOR: Wilson Frost  
 APPEARANCES AGAINST:

CAL. NO. 244-86-S  
 MAP NO. 22-C  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 2239 E. 87th Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Inner City Foods, Inc., for National Bank of Albany Park, Tr. #11-1085, owner, on July 31, 1986, filed an application for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, in a B4-2 Restricted Service District, on premises at 2239 E.87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §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 September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 it is proposed to establish a drive-through facility in conjunction with an existing Burger King restaurant on the subject site; that the proposed drive-through is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from E. 87th Street from the northwest corner of the subject site and egress from the drive-through facility from the northeast corner of the subject site onto E. 87th Street, no ingress to nor egress from the proposed facility from the alley, S. Luella Avenue, or St. Anthony Avenue, a 6 foot high solid wood fence along the south property line to screen the facility from residential property across the alley; and that the proposed use is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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Cal. No. 244-86-S

Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, on premises at 2239 E. 87th Street, upon condition that the ingress and egress of the proposed drive-through facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that a 6 foot high solid wood fence shall be erected along the south lot line to screen the facility from residential property across the alley; that there shall be no ingress to nor egress from the proposed facility via the public alley, S. Luella Avenue or St. Anthony Avenue; 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: Inner City Foods, Inc.  
 APPEARANCES FOR: Wilson Frost  
 APPEARANCES AGAINST:

CAL. NO. 245-86-S  
 MAP NO. 12-E  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 4749 S. State Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Inner City Foods, Inc., for Pecora Realty, owner, on July 31, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, in a B4-2 Restricted Service District, on premises at 4749 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §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 September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 it is proposed to established a drive-through facility in conjunction with an existing Burger King restaurant on the subject site; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to and egress from the facility only from S. State Street at the northwest corner of the subject site, no ingress to nor egress from the drive-through portion of the facility from the alley nor E. 48th Street; and that the proposed use will be an improvement in an area characterized by many vacant lots and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

MINUTES OF MEETING

September 19, 1986

Cal. No. 245-86-S

the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with an existing Burger King restaurant, on premises at 4749 S. State Street, upon condition that the ingress and egress of the proposed drive-through facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that there shall be no ingress to nor egress from the drive-through facility from the alley, or East 48th Street; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jerrico, Inc.  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 246-86-S  
 MAP NO. 12-M  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 6026-42 S. Archer Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jerrico, Inc., for American National Bank, Tr. #66990, owner, on July 22, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Long John Silver's restaurant, in a B4-1 Restricted Service District, on premises at 6026-42 S. Archer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that it is proposed to construct a Long John Silver's restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following; directional ingress and egress signs, ingress to the drive-through portion of the facility from W. Archer Avenue at the southeast corner of the subject site and egress from the drive-through portion of the facility from the southwest corner of the subject site onto W. Archer Avenue, a 6 foot high solid wood fence along the north lot line to screen the facility from residential property across and alley, and no ingress nor egress form the alley; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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

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September 19, 1986

Cal. No. 246-86-S

Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed Long John Silver's restaurant, on premises at 6026-42 S. Archer Avenue, upon condition that the ingress and egress of the proposed drive-through facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that a 6 feet high solid wood fence shall be erected along the north lot line to screen the facility from residential property across the alley; that there shall be no ingress to nor egress from the facility via the alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rose Byra  
APPEARANCES FOR: John J. Pikarski, Jr.  
APPEARANCES AGAINST:

CAL. NO. 247-86-S  
MAP NO. 12-I  
MINUTES OF MEETING  
September 19, 1986

PREMISES AFFECTED— 2517 W. 51st Street  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
Roula Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rose Byra, owner, on August 1, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the conversion of a store into a dwelling unit in a one-story brick store and one dwelling unit building, in a B4-1 Restricted Service District, on premises at 2517 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.6-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 subject site is a 25 ft. by 125 ft. lot improved with a one-story brick store and one-dwelling unit building; that the applicant purchased the building in the early months of 1986 and seeks to remodel the existing store into a dwelling unit; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in the area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed use which will comply with all applicable building code regulations; and that the proposed use is located on a portion of W. 51st Street characterized by mostly residential improvements and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for special use be and it hereby is approved and the Zoning Administrator is authorized to approve the conversion of a store into a dwelling unit in a one-story brick store and one-dwelling unit building, on premises at 2517 W. 51st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rose Byra  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 248-86-Z  
 MAP NO. 12-I  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED-- 2517 W. 51st Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rose Byra, owner, on August 1, 1986, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the conversion of a store into a dwelling unit in a one-story brick store and one dwelling unit building, for a total of two dwelling units, on a lot whose area is 3,125 sq. ft. instead of the required 3,300 sq. ft., on premises at 2517 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.6-4(1)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on September 19, 1986 in Cal. No. 247-86-S, the Board approved a special use for the conversion of a store into a dwelling unit in the one-story brick store and one-dwelling unit building on the subject site; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed rehabilitation of the vacant store to a rentable dwelling unit is necessary to make the property economically viable; that the plight of the owner is due to lack of demand for the subject site store front and the need to utilize the vacant space as an additional dwelling unit; and that the variation, if granted, will be compatible with the existing improvements in this block of W. 51st Street and will not alter the essentially residential 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 conversion

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Cal. No. 248-86-Z

of a store into a dwelling unit in a one-story brick store and one-dwelling unit building, for a total of two dwelling units, on a lot whose area is 3,125 sq. ft. instead of the required 3,300 sq. ft., on premises at 2517 W. 51st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sheldon T. Friedman

CAL. NO. 249-86-S

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING

September 19, 1986

PREMISES AFFECTED— 1600-10 W. Irving Park Road and 4000-08 N. Ashland Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
October 17, 1986

THE VOTE

Jack Guthman  
Roula Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Sheldon T. Friedman  
**APPEARANCES FOR:** William J. Hennessey  
**APPEARANCES AGAINST:**

**CAL. NO. 250-86-S**  
**MAP NO. 7-I**  
**MINUTES OF MEETING**  
**September 19, 1986**

**PREMISES AFFECTED—** 2800-10 W. Diversey Avenue  
**SUBJECT—** Application for the approval of a special use.

**ACTION OF BOARD—**

Application approved.

**THE VOTE**

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

**THE RESOLUTION:**

WHEREAS, Sheldon T. Friedman, for Jerome and Carol Jean Mandelke, owners, on July 25, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed Popeye's restaurant, in a B4-1 Restricted Service District, on premises at 2800-10 W. Diversey 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, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 the Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that it is proposed to construct a Popeye's restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from W. Diversey Avenue at the southeast corner of the subject site and egress from the drive-through portion of the facility from the southwest corner of the subject site onto W. Diversey Avenue, and no ingress to nor egress from the proposed drive-through facility via the alley or N. California Avneue; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

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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 a drive-through facility in conjunction with a proposed Popeye's restaurant, on premises at 2800-10 W. Diversey Avenue, upon condition that the ingress and egress of the proposed drive-through facility shall be approved by the Bureau of Traffic Engineering and Operations of the City of Chicago; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that there shall be no ingress to nor egress from the subject drive-through facility via the alley or N. California Avenue; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Commonwealth Edison Company  
 HEARANCES FOR: Langdon Neal  
 APPEARANCES AGAINST:

CAL. NO. 251-86-S  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED-- 620 N. Dearborn Street  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Jack Guthman  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Commonwealth Edison Comoany, owner, on August 11, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an approximately sixty feet high electric substation building, in a B7-5 General Central Business District, on premises at 620 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §8.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

WHEREAS, the district maps show that the premises are located in a B7-5 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B7-5 General Central Business District; that the applicant proposes to demolish the existing electric substation building on the subject site and erect a two-story 60 feet high 20,000 square feet electric transmission substation building; that the building will house four 138 kilovolt transformers that reduce electric power to 12 kilovolts; that the proposed use is an integral component of the Commonwealth Edison Company's existing grid system and is necessary for the public convenience at this location to provide power in the River North area and reduce the power loads on other transformer facilities in the Loop area and north side of the city; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable state and city regulations governing the operation of electric power substation facilities; and that the subject site has been utilized as a public utility use since 1924 and that the proposed facility will be compatible with new and existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an approximately sixty feet

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high electric substation building, on premies at 620 N. Dearborn Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Monarch Air Service, Inc.  
 APPEARANCES FOR: John Conroy  
 APPEARANCES AGAINST:

CAL. NO. 252-86-S  
 MAP NO. 14-M  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 5928-30 S. Central Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Jack Guthman  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, Monarch Air Service, Inc., for Eugene E. Radek and Marthan D. Radek, owners, on August 1, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the expansion of a previously approved off-site accessory parking lot for the parking of private passenger automobiles, in an M1-1 Restricted Manufacturing District, on premises at 5928-30 S. Central Avenue, for the use of a business located at 5943 S. Central Avenue in Midway Airport; 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, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

WHEREAS, the district maps show that the premises are located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that on January 17, 1986 the Board approved the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at 5912-26 S. Central Avenue for the use of the applicant business located at 5943 S. Central Avenue in Midway Airport; that the testimony in Calendar No. 16-86-S is hereby made a part of the record in this case; that the subject site in this case abuts the aforementioned approved accessory parking lot to the south; that the proposed use is necessary for the public convenience at this location to provide additional parking spaces for the employees and customers of the applicant company located at 5943 S. Central Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

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

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Zoning Administrator is authorized to permit the expansion of a previously approved off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5928-30 S. Central Avenue, for the use of a business located at 5943 S. Central Avenue in Midway Airport, upon condition that the lot shall be improved and operated under the conditions set forth in the previously approved resolution of the Zoning Board of Appeals, Calendar No. 16-86-S; that those conditions are hereby made part of this resolution with the exception that ingress and egress for the said expanded accessory parking lot shall be from S. Central Avenue only; that a "Right Turn Only" sign shall be erected at the established entrance and exit on S. Central Avenue; that there shall be no ingress nor egress from the expanded parking lot into the residential community to the west via the roadway abutting the site approved by the Board in Calendar No. 16-86-S; that there shall be no ingress nor egress from S. Central Avenue via the aforesaid roadway. It shall be the responsibility of the applicant to improve and maintain said expanded parking lot in conformance with the provisions and standards hereby established under this order and that of Calendar No. 16-86-S. 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 and the aforesaid resolution in Calendar No. 16-86-S have been complied with.

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

APPLICANT: West Side Properties No. 1 - LaSalle National Bank, Tr.No. 110558  
 APPEARANCES FOR: Karen O. Mehan  
 APPEARANCES AGAINST:

CAL. NO. 253-86-S  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 2000-58 W. Hastings Street and 2001-59 W. 13th Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, West Side Properties, No. 1, LaSalle National Bank, Tr. #110558, for The Hastings Corporation, LaSalle National Bank, Tr. #51847, owner, on July 15, 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 M1-2 Restricted Manufacturing District, on premises at 2000-58 W. Hastings Street and 2001-59 W. 13th Street, to serve an industrial building located at 2011 W. Hastings Street; 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, §10.16-1."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 proposed parking lot is necessary for the public convenience at this location to serve the tenants of an industrial building located at 2011 W. Hastings Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot is compatible with the existing industrial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2000-58 W. Hastings Street and 2001-59 W. 13th Street, to serve an industrial building located at 2011

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W. Hastings Street, upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be for the parking of private passenger automobiles of the tenants of the aforesaid industrial building at 2011 W. Hastings Street; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot, excepting the portions used as driveways, shall be enclosed by a 6 foot high chain link fence; that a 6 foot high hedge row shall be planted along the north property line, with the exception of the driveway area, to screen the parking lot from the residential area across W. 13th Street from the site; that bumper guards shall be provided; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Hastings Street and W. 13th Street; that the driveways shall be constructed in conformance with all applicable ordinances; that sliding security gates shall be provided; that the hours of operation of the lot shall be limited to the hours between 6:30 A.M. and 5:30 P.M., Mondays through Saturdays and shall be securely locked at all times when not in use by the tenants of the industrial building; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution shall have been complied with.

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

APPLICANT: The Swedish American Museum Association of Chicago  
 APPEARANCES FOR: Thomas H. Thorelli  
 APPEARANCES AGAINST:

CAL. NO. 254-86-S  
 MAP NO. 13-G  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 5211 N. Clark Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, The Swedish American Museum Association of Chicago, for Ward Motz, owner, on July 15, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a museum in a three-story brick building, in a B3-2 General Retail District, on premises at 5211 N. Clark Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-3, §8.4-3, §8,11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

WHEREAS, the district maps show that the premises are located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the applicant has outgrown its premises at 5248 N. Clark Street; that the proposed use is necessary for the public convenience at the subject site to provide a larger facility for the museum; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed museum which shall comply with all applicable ordinances governing the establishment of a public museum; and that the proposed use will be compatible with the existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a museum in a 3-story brick building, on premises at 5211 N. Clark Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ronald L. Ysla  
 APPEARANCES FOR: Paul M. Lurie  
 APPEARANCES AGAINST: Kenneth Metivier

CAL. NO. 255-86-Z  
 MAP NO. 3-F  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 143-51 W. Schiller Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alaklotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Ronald L. Ysla, for Overland Bond and Investment Corp., owner, on August 6, 1986, filed, and subsequently amended an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a three-story plus penthouse five-dwelling unit townhouse building, whose north front yard will be 5 feet instead of 12.5 feet, and whose east side yard will be 6 inches instead of 7.5 feet, on premises at 143-51 W. Schiller Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.7-6, §7.9-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

WHEREAS, the district maps show that the premises are located in an R6 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 R6 General Residence District; that the applicant presented an amendment to the original plan and now seeks to erect a three-story plus penthouse five-dwelling unit building whose north front yard will be five feet instead of 12.5 feet and whose east side yard will be six inches instead of 7.5 feet and with a five feet west side yard; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed five dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed five dwelling units are considerably less than the amount permitted in the district, the proposed three-story townhouse building, on a reverse corner lot, requires greater horizontal land coverage with encroachment into the front and east side yard than would a yard-conforming multi-story rental apartment building; and that the proposed townhouse development is located in an area characterized by many townhouse improvements which do not comply with the

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Cal. No. 255-86-S

yard requirements of the zoning ordinance 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 three-story plus penthouse five-dwelling unit townhouse building, whose north front yard will be 5 feet instead of 12.5 feet, whose east side yard will be 6 inches instead of 7.5 feet, on premises at 143-51 W. Schiller Street, upon condition that a 5 feet west side yard shall be provided; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Phillip Burnstine  
 APPEARANCES FOR: Paul T. Wigoda  
 APPEARANCES AGAINST:

CAL. NO. 256-86-A  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 1637 N. Hudson 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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Phillip Burnstine, owner, on August 12, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a one-story frame single family dwelling on the rear of a lot improved additionally with a two-story frame two-dwelling unit building, in an R5 General Residence District, on premises at 1637 N. Hudson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §5.5, §7.12-1(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 said use is located in an R5 General Residence District; that records of the City of Chicago indicates that the one-story frame building on the rear of the subject site has been occupied as a single dwelling unit 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 said building as a single family residence, providing 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 legalize a one-story frame single family dwelling on the rear of a lot improved additionally with a two-story frame two dwelling unit building, on premises at 1637 N. Hudson Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Phillip Burnstine  
 APPEARANCES FOR: Paul T. Wigoda  
 APPEARANCES AGAINST:

CAL. NO. 257-86-Z  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 1637 N. Hudson Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Phillip Burnstine, owner, on August 12, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a partial 3rd story addition to the rear 40 feet of a two-story frame two-dwelling unit building, whose north side yard will be 8 inches instead of 2.4 feet, on premises at 1637 N. Hudson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §6.4-1, §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 subject site is improved with a two-story frame two-dwelling unit building on the front of the lot which is improved additionally with a one-story frame single family dwelling on the rear of the lot; that the applicant proposes to erect a partial third floor addition to the rear 40 feet of the structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested addition is necessary to expand the existing second floor dwelling unit to meet the needs of the applicant; that the plight of the owner is due to the need to conform to the existing north wall of the building which is within 8 inches of the north lot line; that the proposed addition will not increase the existing floor area of the second floor dwelling unit; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

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

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Cal. No. 257-86-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a partial 3rd story addition to the rear 40 feet of a two-story frame two-dwelling unit building, whose north side yard will be 8 inches instead of 2.4 feet, on premises at 1637 N. Hudson 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: Peter Mills  
 APPEARANCES FOR: Ross Peterson  
 APPEARANCES AGAINST: Allan Mellis

CAL. NO. 258-86-S  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 932 W. Altgeld Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

Jack Guthman  
 Roula Aiaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Aiaklotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Peter Mills, for Bank of Ravenswood, Tr. #R25-4595, owner, on August 6, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of six parking spaces in an existing parking lot, in a B4-3 Restricted Service District, on premises at 932 W. Altgeld Avenue, to satisfy the parking requirements for a four-story restaurant and six dwelling unit building proposed to be erected at 2531 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §9.11-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 1986; and

WHEREAS, the district maps show that the premises are located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the applicant proposes to erect a four-story restaurant and six-dwelling unit building at 2531 N. Lincoln Avenue and to lease the six required off-street parking spaces for the dwelling units in an existing off-site parking lot at 932 W. Altgeld Avenue; that the said parking lot is located directly behind the Lincoln Center Shopping Mall at 2530 N. Lincoln Avenue; that the lease entered into by the applicant and the owner of the subject site is for a period of ten years; that the existing off-site parking lot contains 75 to 100 spaces which are used by patrons of the Lincoln Center Shopping Mall, the Apollo Theatre and residents of 32 apartments rented out by the owner of the subject site; that the said owner of the lot has applied for building permits for 30 residential units to be built above the Lincoln Center complex, of which each unit would require an off-street parking space; that the Board finds that the proposed leasing of six parking spaces in the existing parking lot is not necessary for the public convenience at the location in that the requested use contributes to an already overburdened parking lot serving the other aforesaid uses; that

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the public health, safety and welfare will not be adequately protected in that there is no guarantee that the residents of the proposed six-dwelling units will have required off-street parking spaces at the expiration of the ten year lease given the current uses and contemplated use of the site for required parking; and that the value of other property in the neighborhood will be adversely affected by the additional use of the subject parking lot by yet another improvement in the area; it is therefore

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

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

APPLICANT: Progressive Holy Trinity M.B. Church, Rev. J. Joseph

CAL. NO. 259-86-S

APPEARANCES FOR:

MAP NO. 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING

September 19, 1986

PREMISES AFFECTED— 3654 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
October 17, 1986.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Chicago Teen Challenge  
 APPEARANCES FOR: Louis E. Bellande, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 260-86-S  
 MAP NO. 5-J  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 3601-03 W. Cortland Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Chicago Teen Challenge, for Igor and Barbara Perederij, owners, on July 24, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a residential care (half-way) home in a four-story brick building, in an R4 General Residence District, on premises at 3601-03 W. Cortland Street; 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, §7.3-4, §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 September 19, 1986 after due notice thereof by publication in the Chicago Tribune on August 25, 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 on July 29, 1986 the City Council rezoned the site from R3 to R4 expressly for the proposed residential care (half-way) home; that the applicant is a not-for-profit organization supported by church and private organizations and has received local and national recognition for its drug and alcohol rehabilitation programs; that the applicant organization provides a three to nine month supervised total care program for young men, 18 to 29 years of age, with drug and alcohol problems; that the proposed use is necessary for the public convenience at this location to provide a facility to deal with the drug and alcohol problems in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will provide 24-hour a day supervision of its clients and which shall comply with all state and city ordinances governing the operation of residential care homes; and that the proposed use will contribute to creating a safer neighborhood and that the extensive remodeling of the building on the subject site for the proposed residential care home will have a positive impact in the area and will not cause substantial injury to the value of other property in the neighborhood in which it to be located; it is therefore

MINUTES OF MEETING

September 19, 1986

Cal. No. 260-86-S

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 residential care (half-way) home in a four-story brick building, on premises at 3601-03 W. Cortland Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the residential care (half-way) home activity to another group or association the special use granted herein shall become null and void.

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

APPLICANT: Paul Zucker  
 APPEARANCES FOR: James Case  
 APPEARANCES AGAINST: Paul T. Wigoda

209-86-Z and  
 CAL. NO. 261-86-Z  
 MAP NO. 3-F  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 1152-56 N. LaSalle Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Paul Zucker, for Thomas Looney, owner, on July 3, 1986, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a three-story five-condominium dwelling unit building with no front yard instead of 11.25 feet and no rear yard instead of 30 feet, on premises at 1154-56 N. LaSalle Street, and on July 24, 1986, for Michael Modica, owner, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a three-story five-condominium dwelling unit building with no front yard instead of 11.25 feet and no rear yard instead of 30 feet, on premises at 1152 N. LaSalle Street

WHEREAS, the decisions of the Office of the Zoning Administrator rendered July 9 and July 17, 1986 read:

"Applications not approved. Requested certifications do not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-6, §7.9-6."

and

WHEREAS, a public hearing was held on these applications by the Zoning Board of Appeals at its regular meeting held on September 19, 1986 after due notice thereof by publication in the Chicago Tribune on July 28, 1986 and August 25, 1986; and

WHEREAS, the district maps show that the premises are located in an R6 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 applicant originally filed applications to construct two three-story five-condominium dwelling unit buildings on adjoining lots and is now amending these applications to construct one U-shaped six-condominium dwelling unit building with no front and rear yards on the combined lots at 1152-56 N. LaSalle 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 to erect less than the proposed six-condominium dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed six dwelling units are considerably less than the amount permitted in the district, the proposed three-story building requires greater horizontal land coverage with encroachment into the front and rear yards than would a yard conforming multi-story rental

MINUTES OF MEETING

September 19, 1986

Cal. No. 209-86-Z and 261-86-Z

apartment building; and that the proposed condominium development is located in an area in which the existing improvements do not comply with the front and rear yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story U-shaped six-condominium dwelling unit building with no front yard instead of 11.25 feet and no rear yard instead of 30 feet, on premises at 1152-56 N. LaSalle Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Lee Baglarz  
**APPEARANCES FOR:** Lee Baglarz  
**APPEARANCES AGAINST:**

**CAL. NO. 262-86-A**  
**MAP NO. 12-I**  
**MINUTES OF MEETING**  
**September 19, 1986**

**PREMISES AFFECTED—** 5405 S. Maplewood 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**  
**Roula Alaklotou**  
**Michael J. Howlett**  
**Lawrence E. Kennon**  
**Rafael R. Rios**

**AFFIRMATIVE NEGATIVE ABSENT**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Lee Baglarz, owner, on July 28, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a one-story brick store building into a single family dwelling on the front of a lot improved additionally with a one-and-a-half story frame single family dwelling, in an R3 General Residence District, on premises at 5405 S. Maplewood 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, §5.5, §7.5-3, §7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming one-story brick building on the front of the lot improved additionally with a one-and-a-half story frame single family dwelling has been occupied as a store since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use under §6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a one-story brick store building into a single family dwelling on the front of a lot improved additionally with a one-and-a-half story frame single family dwelling, with no off-street parking required, on premises at 5405 S. Maplewood Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations; 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:** Tara Steinschneider  
**APPEARANCES FOR:** Tara Steinschneider  
**APPEARANCES AGAINST:** Frank S. Alschuler

**CAL. NO. 263-86-A**  
**MAP NO. 3-H**  
**MINUTES OF MEETING**  
**September 19, 1986**

**PREMISES AFFECTED—** 1301 N. Hoyne 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  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	Abstain		
Roula Alaklotou	x		
Michael J. Howlett	x		
Lawrence E. Kennon	x		
Rafael R. Rios	x		

**THE RESOLUTION:**

WHEREAS, Tara Steinschneider, for E. Rowan Steinschneider, owner, on August 1, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify habitable space in the attic of a three-story brick apartment building, in an R4 General Residence District, on premises at 1301 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.6-4, §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 September 19, 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 on December 13, 1985 the Board sustained an appeal permitting the conversion of a three-story brick 26-unit rooming house into six dwelling units on the subject site, in Calendar No. 407-85-A; that the subject building is situated on a 72 ft. 7 in. lot with a lot area of 2,326 sq. ft. and has a floor area of 6,407 sq. ft.; that the addition of a mansard roof to the structure created a duplex third floor out of the existing original attic space; that the duplexing of the third floor increases the already excessive floor area allowed under the zoning ordinance for an R4 district; that under §7.6-4 of the zoning ordinance the Board has no authority to permit the increase in floor area ratio; 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: Peter E. Frisbee - Contract Purchaser  
 APPEARANCES FOR: Peter E. Frisbee  
 APPEARANCES AGAINST:

CAL. NO. 264-86-A  
 MAP NO. 1-G  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 1148-50 W. Ohio 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  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Peter E. Frisbee, Contract Purchaser, for Kenneth Bratko, owner, on August 7, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a four-story brick building on the front of the lot as six dwelling units and a three-story brick building on the rear of the lot as four dwelling units, in an M1-2 Restricted Manufacturing District, on premises at 1148-50 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §10.3-1."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 said use is located in an M1-2 Restricted Manufacturing District; that City of Chicago records indicate that the original construction of the non-conforming buildings on the subject site contained 14 dwelling units since prior to the passage of the 1923 zoning ordinance; that the appellant has a right to continue the occupancy of the four-story brick building on the front of the lot as six dwelling units and a three-story brick building on the rear of the lot as four dwelling units, provided the buildings are 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 a four-story brick building on the front of the lot as six dwelling units and a three-story brick building on the rear of the lot as four dwelling units, with no off-street parking required, on premises at 1148-50 W. Ohio Street, upon condition that the buildings are brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Big Apple Finer Foods, Inc.

CAL. NO. 265-86-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

September 19, 1986

PREMISES AFFECTED— 2345 N. Clark Street

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

ACTION OF BOARD—

Case continued to  
October 17, 1986.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Lauro and Estefana Sanchez  
 APPEARANCES FOR: Pat Frank DeLeo  
 APPEARANCES AGAINST:

CAL. NO. 266-86-A  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 1746 W. 21st 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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Lauro and Estefana Sanchez, owners, on July 22, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing bakery in a two-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 1746 W. 21st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 store in the building on the subject site occupied by an existing retail bakery; that the appellants propose to wholesale bakery items on a limited basis; that the existing bakery operation will not be expanded in any way by the proposed wholesaling activity; that the proposed wholesaling of bakery goods on a limited basis in an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling, as an accessory use only, in conjunction with an existing retail bakery in a two-story brick store and apartment building, on premises at 1746 W. 21st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Just Modern Pieces, Inc.  
 APPEARANCES FOR: Gregory L. Tumbarello  
 APPEARANCES AGAINST:

CAL. NO. 267-86-A  
 MAP NO. 1-K  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED-- 4150 W. Madison 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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Just Modern Pieces, Inc., for LaSalle National Bank, Tr. #11280, owner, on August 4, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of used and reconditioned furniture in conjunction with new furniture in a two-story brick store building, in a B3-3 General Retail District, on premises at 4150 W. Madison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the appellant operates a business for the sale of new furniture, a B2 use, in the store in the building on the subject site; that the appellant proposes to sell used and reconditioned furniture in conjunction with the sale of new furniture; that the sale of used and reconditioned furniture is an accessory use to the primary new furniture retail 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 sale of used and reconditioned furniture, as an accessory use only, in conjunction with the sale of new furniture in a two-story brick store building, on premises at 4150 W. Madison Street, upon condition that no merchandise shall be displayed or sold on the public sidewalk; 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: Cornell Alexander  
 APPEARANCES FOR: Cornell Alexander  
 APPEARANCES AGAINST:

CAL. NO. 273-86-A  
 MAP NO. 28-F  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 333 W. 115th Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Cornell Alexander, for Lavore Bridges, owner, on July 28, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an automobile repair shop at the rear of a lot improved with a one-story brick and frame store and apartment building, in a B2-1 Restricted Retail District, on premises at 333 W. 115th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District in a one-story garage building at the rear of a lot improved with a one-story store and apartment building; that said garage building has never been legal as a commercial building; that an automobile body and fender shop, including spray painting, requires a minimum of Commercial zoning; that 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:** Cornelius Myricke, Jr.  
**APPEARANCES FOR:** Cornelius Myricke, Jr.  
**APPEARANCES AGAINST:** Wallace E. Davis, Jr.

**CAL. NO.** 274-86-A  
**MAP NO.** 1-I  
**MINUTES OF MEETING**  
 September 19, 1986

**PREMISES AFFECTED—** 2759 W. Washington 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  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

**AFFIRMATIVE NEGATIVE ABSENT**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Cornelius Myricke, Jr., owner, on July 16, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a motor vehicle repair business in a one-story filling station building, in an R4 General Residence District, on premises at 2759 W. Washington Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 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 September 19, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District in an existing non-conforming one-story gasoline filling station building on the subject site; that an automobile repair shop has operated in conjunction with the gasoline filling station since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that in 1977 the gasoline filling station operation ceased and the gas pumps were removed; that the automobile repair business at the site has been in continuous operation since that time; that licensing requirements have caused the case to be filed; that the appellant has a right to continue an automobile repair shop business at the 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 a motor vehicle repair business in a one-story filling station building, on premises at 2759 W. Washington Boulevard, upon condition that all repair work shall be done within the building on the site; that no body and fender work, spray painting or engine rebuilding shall be done on the premises; that no vehicles that have been repaired or are awaiting repairs shall be parked or stored on the public sidewalks, parkways, streets or alleys; that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Anthony J. DeSimone and Steven Woods  
**APPEARANCES FOR:** Anthony J. DeSimone  
**APPEARANCES AGAINST:**

**CAL. NO.** 275-86-A  
**MAP NO.** 8-F  
**MINUTES OF MEETING**  
 September 19, 1986

**PREMISES AFFECTED—** 535 W. 37th Street

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

**ACTION OF BOARD—**

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

**THE VOTE**

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

**THE RESOLUTION:**

WHEREAS, Anthony J. DeSimone and Steven Woods, for Raymond Gills, owner, on August 8, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair and sales shop in a two-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 535 W. 37th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §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 September 19, 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 in a store formerly occupied by a tavern, a B4 use; that said tavern ceased operation 10 years ago; that the store has been vacant and unoccupied for the past 10 years; that under §6.4-7 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 808

APPLICANT: Estella Valencia  
HEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 276-86-A  
MAP NO. 16-I  
MINUTES OF MEETING  
September 19, 1986

PREMISES AFFECTED— 2947 W. 63rd Street

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

ACTION OF BOARD—

Appeal dismissed for want  
of prosecution.

THE VOTE

Jack Guthman  
Roula Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Norman Rusher  
**APPEARANCES FOR:** Norman Rusher  
**APPEARANCES AGAINST:**

**CAL. NO. 277-86-A**  
**MAP NO. 7-J**  
**MINUTES OF MEETING**  
 September 19, 1986

**PREMISES AFFECTED—** 3650 W. Wrightwood 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  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Norman Rusher, for Humberto Salcedo, owner, on July 28, 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 two-story brick store and apartment building, in a B1-1 Local Retail District, on premises at 3650 W. Wrightwood Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986; and

WHEREAS, the district maps show that the premises are located in a B1-1 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B1-1 Local Retail District; that the store in the building on the subject site has been occupied by business uses, the last use having been a candy and soda fountain business; that the change of use to a carry-out 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 carry-out restaurant in a two-story brick store and apartment building, on premises at 3650 W. Wrightwood Avenue, upon condition 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.

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

APPLICANT: Ronald C. Weber  
APPEARANCES FOR: Max Tyson  
APPEARANCES AGAINST:

CAL NO. 278-86-A  
MAP NO. 15-M  
MINUTES OF MEETING  
September 19, 1986

PREMISES AFFECTED— 5778 N. Elston 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  
Roula Alaklotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ronald C. Weber, owner, on July 17, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a type-setting business in a one-story brick store building, in an R3 General Residence District, on premises at 5778 N. Elston Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 make the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the existing non-conforming one-story brick store building has been previously occupied by an office and warehouse for the computer type-setting of office forms; that the change of use to a graphic art computer type-setting business is a proper substitution of use under §6.4-7 or 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 type-setting business in a one-story brick store building, on premises at 5778 N. Elston Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 5 P.M., Mondays through Fridays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Allan Goldberg, on behalf of Joseph Cholewa d/b/a C & C  
APPEARANCES FOR: Roofing Co.  
APPEARANCES AGAINST:

CAL. NO. 279-86-A  
MAP NO. 11-K  
MINUTES OF MEETING  
September 19, 1986

PREMISES AFFECTED-- 4415-29 W. Montrose Avenue

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

ACTION OF BOARD--

Application withdrawn upon motion of appellant.

THE VOTE

Jack Guthman  
Roula Alaklotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Aniello Fontana  
 APPEARANCES FOR: Aniello Fontana  
 APPEARANCES AGAINST:

CAL NO. 280-86-A  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 1068 W. Polk 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  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alaklotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Aniello Fontana, owner, on July 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit, in an R5 General Residence District, the erection of a three-story three dwelling unit building on a 25 ft. by 100 ft. lot of record due to a building permit issued in 1977 which incorporated the subject lot as parking for an existing three-story brick four dwelling unit building on an adjoining lot of record at 1070 W. Polk Street, thereby creating an improved zoning lot, on premises at 1068 W. Polk Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §5.7-2, §7.6-5, §7.7-5, §7.8-5, §7.12(10), §7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 subject site is a 25 ft. by 100 ft. lot of record; that two years ago the appellant purchased the subject unimproved lot (Lot 18) and the adjoining lot (Lot 19) at 1070 W. Polk Street which was improved with a three-story brick four apartment building; that both lots have historically been individual lots of record; that subsequently the appellant sold improved Lot 19 and now seeks to erect a three-story three-apartment building on the subject Lot 18; that a building permit was issued in 1977 to deconvert the building on Lot 19 from five to four apartments, which permit incorporated both Lots 18 and 19, with parking spaces depicted on Lot 18; that due to the age of said building, no off-street parking would have legally been required for said deconversion, and that the showing of parking spaces on the subject lot was a voluntary act; that the appellant has a right to erect the proposed building on the subject site lot of record, provided all applicable ordinances of the City of Chicago are complied with; it is therefore

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

**APPLICANT:** L. Branch and Annette Branch  
**APPEARANCES FOR:** E. Kenneth Wright, Jr.  
**APPEARANCES AGAINST:**

**CAL. NO.** 268-86-A  
**MAP NO.** 22-F  
**MINUTES OF MEETING**  
 September 19, 1986

**PREMISES AFFECTED--** 142 W. 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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, L. Branch and Annette Brance for A and L Exterminating Service, Inc., owner, on July 31, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an exterminating shop in a two-story brick store building, in a B2-1 Restricted Retail District, on premises at 142 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-1 Restricted Retail District; that the subject store in the two-story brick building on the subject site has been occupied by the business office of the applicant's exterminating business operation since 1978; that no mixing of materials used in the exterminating operations is done at the site; that a business office is a permitted use in a B2 district; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an exterminating business in a two-story brick store building, on premises at 142 W.95th Street, upon condition that there shall be no mixing or preparing of exterminating materials done on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Gene Ostrin  
 APPEARANCES FOR: Gene Ostrin  
 APPEARANCES AGAINST:

CAL. NO. 269-86-A  
 MAP NO. 17-I  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 6744 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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gene Ostrin, for Cosmos Realty, owner, on August 7, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an appliance repair business in a one-story brick store building, in an R3 General Residence District; on premises at 6744 N. California Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 appellant repairs and sells small household appliances in an existing non-conforming one-story store building occupied by another business use; that licensing requirements have caused the case to be filed; that the expansion of the non-conforming use throughout the building is permitted under §6.4-5 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an appliance repair and sales shop in a one-story brick store building, on premises at 6744 N. California Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Lazer Zone, Inc.  
 APPEARANCES FOR: Michael Dragos  
 APPEARANCES AGAINST: Eugene Schuller, et al.

CAL. NO. 270-86-A  
 MAP NO. 11-H  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 4551-53 N. Ravenswood 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  
 Roula Alaklotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lazer Zone, Inc., for Guenter Reinke, owner, on July 22, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an electronic sport amusement business in and one and two-story brick commercial building, partly in a B4-2 Restricted Service District and partly in an M1-2 Restricted Manufacturing District, on premises at 4551-53 N. Ravenswood 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, §6.4-6, §6.12-2(4), §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 1986; and

WHEREAS, the district maps show that the premises are located partly in a B4-2 Restricted Service District and partly 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 a B4-2 Restricted Service District and in an M1-2 Restricted Manufacturing District in an existing one and two-story commercial building on the subject site; that the appellant proposes to establish a lazer target shooting emporium business in the structure, 80 percent of which building is located in the B4-2 Restricted Service District and 20 per cent in the M1-2 Restricted Manufacturing District; that the appellant received zoning approval on a license application in March of 1986 pursuant to receipt No. KA118150 for an Amusement Class II license; that said zoning approval was granted on the basis of the proposed amusement use is permitted in a B4-1 to B4-5 zoning district; that the appellant contends that the proposed use is similar to amusement establishments such as bowling alleys, pool halls, dance halls, gyms, swimming pools and skating rinks which are all permitted in B4-1 to B4-5 zoning districts; that the appellant also contends that the B4-2 zoning district is a more restrictive district in terms of permitted uses than an M1-2 Restricted Manufacturing District which permits municipal or privately owned recreational buildings or community centers; that the Board finds that although the B4-2 district, in which 80 per cent of the subject building is located, is a more restrictive district than an M1-2 Restricted Manufacturing District, the proposed electronic lazer target shooting emporium is not an amusement use similar to those amusement uses permitted in a B4-2

MINUTES OF MEETING

September 19, 1986

Cal. No. 270-86-A

District but rather an amusement use permitted only in a Commercial District, such as arcades, archery ranges and shooting galleries; that the proposed use requires Commercial zoning; that the Board has no authority to permit the establishment of the proposed lazer target shooting emporium at the subject site; it is therefore

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

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

APPLICANT: Tom Pellegrini

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1500 W. School Street

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

ACTION OF BOARD—

Case continued to  
October 17, 1986.

CAL. NO. 271-86-A

MAP NO. 9-G

MINUTES OF MEETING

September 19, 1986

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Michael M. Ficenec

CAL NO. 272-86-A

MAP NO. 3-M

APPEARANCES FOR:

MINUTES OF MEETING

APPEARANCES AGAINST:

September 19, 1986

PREMISES AFFECTED— 5737 W. North Avenue

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

ACTION OF BOARD—

Case continued to  
October 17, 1986.

THE VOTE

Jack Guthman

Roula Ajaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

September 19, 1986

Cal. No. 280-86-A

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 erection of a three-story three-dwelling unit building, on premises at 1068 W. Polk Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Starlet El  
**HEARINGS FOR:** Starlet El  
**APPEARANCES AGAINST:** E. Kenneth Wright, Jr., et al.

**CAL NO.** 281-86-A  
**MAP NO.** 16-D  
**MINUTES OF MEETING**  
 September 19, 1986

**PREMISES AFFECTED—** 6924-24½ S. Dorchester 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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Starlet El, owner, on August 1, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery and packaged liquor store in a one-story brick store building, in an R4 General Residence District, on premises at 6924-24½ S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 one-story non-conforming store building on the subject site is divided into two sections; that one-half of the subject building was occupied by a church, a permitted use is a residential district and the other half of the building has been vacant and unoccupied in excess of one year; that under §6.4-5 and §6.4-7 of the zoning ordinance the Board has no authority to permit the establishment of the proposed business use at the site; it is therefore

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

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

APPLICANT: Bernard Richter

CAL. NO. 194-86-A

APPEARANCES FOR:

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING

September 19, 1986

PREMISES AFFECTED— 5453 N. Marmora 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  
Roula Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Cleve Rodifer  
 APPEARANCES FOR: Cleve Rodifer  
 APPEARANCES AGAINST:

CAL. NO. 218-86-A  
 MAP NO. 11-G  
 MINUTES OF MEETING  
 September 19, 1986

PREMISES AFFECTED— 4429 N. Broadway

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  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Cleve Rodifer, for Albert C. Ebert Co., owner, on July 8, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a used tire repair and sales business in a one-story brick store building, in a B2-4 Restricted Retail District, on premises at 4429 N. Broadway; 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, §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 September 19, 1986; and

WHEREAS, the district maps show that the premises are located in a B2-4 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an B2-4 Restricted Retail District; that the used tire repair and sales shop was established at the subject site prior to the down-zoning of the site on March 31, 1983 from B4-5 to B2-4, which rendered the subject use non-conforming; that the appellant has a right to continue the use of the premises as a used tire repair and sales shop; 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 permit the establishment of a used tire repair and sales business in a one-story brick store building, on premises at 4429 N. Broadway, 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: Inland Parking

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 226-86-A

MAP NO. 15-G

MINUTES OF MEETING

September 19, 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  
November 14, 1986.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jeffrey Maynor

CAL. NO. 176-86-S

APPEARANCES FOR:

MAP NO. 5-H

APPEARANCES AGAINST:

MINUTES OF MEETING

September 19, 1986

PREMISES AFFECTED— 2037 W. Fullerton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion by applicant.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Congress Care Center

APPEARANCES FOR: None

APPEARANCES AGAINST:

PREMISES AFFECTED— 901 S. Austin Boulevard

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want of prosecution.

CAL NO. 1-86-S

MAP NO. 2-M

MINUTES OF MEETING

September 19, 1986

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Congress Care Center  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 2-86-Z  
MAP NO. 2-M  
MINUTES OF MEETING  
September 19, 1986

PREMISES AFFECTED— 901 S. Austin Boulevard

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

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

Jack Guthman  
Roula Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Congress Care Center

APPEARANCES FOR: None

CAL. NO. 3-86-S

MAP NO. 2-M

MINUTES OF MEETING

September 19, 1986

PREMISES AFFECTED— 5948-5960 W. Railroad Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

September 19, 1986

Cal. No. 300-85-S

Mr. Richard Connor Riley, for Ameritech Mobile Communications, Inc. presented a request for an extension of time in which to obtain building permits for the erection of a one-story 12 feet by 26 feet telephone transmission equipment building and a 117 high self-supporting tower and antenna for use by a cellular mobile telephone service building, in a B2-2 Restricted Retail District, on premises at 6637 S. Halsted Street, approved by the Zoning Board of Appeals on September 13, 1985, in Cal. No. 300-85-S.

Chairman Guthman moved that the request be granted and the time extended until September 13, 1987. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Howlett, Kennon, Rios and Alakiotou. Nays- None.

MINUTES OF MEETING

September 19, 1986

Cal. No. 69-86-S

Mr. John J. Pikarski, Jr., for Christian Women Consulting Service, Inc., presented a request to reconsider the special use request for the approval of the location and the establishment of a transitional shelter facility for women and their children in a three-story brick church convent building, in an R4 General Residence District, on premises at 7850 S. Chappel Avenue, which special use request was denied by the Board on June 20, 1986, in Cal. No. 69-86-S.

Mr. Pikarski stated that pursuant to the Zoning Board of Appeal's ruling of June 29, 1986, Christian Women Consulting Service, Inc. has firmed up its funding from several private sources and the need, which has been more than demonstrated, for this type of shelter still remains.

Chairman Guthman moved that Christian Women Consulting Service, Inc., be permitted to file a new special use application. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Howlett, Kennon, Rios and Alakiotou. Nays- None.

MINUTES OF MEETING

September 19, 1986

Cal. No. 155-86-S and

Cal. No. 116-86-Z

Mr. Robert L. Shoyer, for Thomas Mahoney, presented a request to amend the resolutions adopted by the Zoning Board of Appeals on May 16, 1986 which approved the location and the establishment of residential use on the ground floor in the construction of a two-story two dwelling unit building, in a B4-1 Restricted Service District, on premises at 5918 W. Montrose Avenue, Cal. No. 115-86-S; and which granted the erection of the aforesaid building with side yards of 4.44 feet instead of 5 feet, Cal. No. 116-86-Z.

The amendment requested is to correct the address in the above case resolutions to read 5922 W. Montross Avenue instead of 5918 W. Montrose Avenue. Mr. Shoyer stated that the Map Department cannot issue a street number certificate with 5918 W. Montrose Avenue because someone changed the number on the original zoning refusal issued by the Office of the Zoning Administrator.

Chairman Guthman moved that the request to amend be granted and the motion prevailed by yeas and nays as follows:

Yeas- Guthman, Howlett, Kennon, Rios and Alakiotou. Nays- None.

MINUTES OF MEETING

September 19, 1986  
Cal. No. 219-86-A

Mr. John J. Pikarski, Jr., for Julie A. Whitehead, presented a request to reconsider the 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, which appeal was denied by the Board on August 15, 1986, Cal. No. 219-86-A.

Mr. Pikarski stated that the applicant appeared without counsel on August 15, 1986 and that with counsel and proper preparation he believes the decision of the Board would have been different.

Chairman Guthman moved that the applicant be permitted to file a new appeal application. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Howlett, Kennon, Rios & Alakiotou. Nays- None.

APPLICANT: Bernard Citron, Attorney for Owners  
 APPEARANCES FOR: Bernard Citron, Patrick FitzGerald  
 APPEARANCES AGAINST:

CAL. NO. 174-86-Z  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 July 18, 1986 and  
 September 19, 1986

PREMISES AFFECTED— 1252-56 W. Nelson Street

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

**ACTION OF BOARD—**

Variation granted.

**THE VOTE**

Jack Guthman  
 Roula Alakiotou  
 Michael J. Howlett  
 Lawrence E. Kennon  
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Bernard Citron, for Jack P. Conti and Mid Town Bank and Trust Co., Tr. #1353, owners, on May 30, 1986, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District (proposed R4 General Residence District), the erection of a two-story six dwelling unit townhouse building whose front yard will be 1 foot instead of 20 feet and whose rear yard will be 20 feet instead of 30 feet, on premises at 1252-56 W. Nelson Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, §7.7-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on July 18, 1986 and September 19, 1986 after due notice thereof by publication in the Chicago Tribune on June 23, 1986; and

WHEREAS, the Zoning Board of Appeals heard the testimony in this case on July 18, 1986 at which time the application was approved as to substance and that said case was taken under advisement by the Board pending zoning amendment approval by the City Council; and

WHEREAS, that on September 8, 1986, the City Council rezoned the subject site from R3 to R4 General Residence for the purpose of erecting the said two-story six-dwelling unit townhouse building; and

WHEREAS, the district maps show that the premises are now 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 it is proposed to erect a two-story six-dwelling unit townhouse building on the subject site and to renovate the existing two-and-a-half story single family residence adjacent to the east; 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

MINUTES OF MEETING

July 18, 1986 and  
September 19, 1986  
Cal. No. 174-86-Z

in that to erect less than the proposed six-unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the two-story attached single family townhouse arrangement requires greater horizontal land coverage and encroachment into the requirement front and rear yards in order to provide dwelling units of a livable size for the prospective owners; and that the proposed two-story six-dwelling unit townhouse structure to be built on a corner parcel and set back 11 feet from the structure to the east will not impair an adequate supply of light and air to adjacent properties and is compatible with the existing residential improvements in the area; 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 two-story six-dwelling unit townhouse building whose front yard will be 1 foot instead of 15 feet and whose rear yard will be 20 feet instead of 30 feet, on premises at 1252-56 W. Nelson Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

September 19, 1986

Mr. Howlett moved that the Board do now adjourn.

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

*Marian Rest*  
Secretary