

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, November 14, 1986

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

The following members were present and constituted a quorum:

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

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Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on October 17, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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 808

APPLICANT: St. Samuel Temple Church of God in Christ
 APPEARANCES FOR: Samuel Patterson
 APPEARANCES AGAINST:

CAL. NO. 316-86-S
 MAP NO. 22-E
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 8749-51 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, St. Samuel Temple Church of God in Christ, owner, on October 1, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story addition to the rear of an existing one-story church building, in a C1-1 Restricted Commercial District, on premises at 8749-51 S. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1, §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 1986; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that on January 21, 1972 the Board approved the erection of an addition to an existing church at the subject site, in Calendar No. 5-72-S; that the addition was never constructed; that the proposed addition is necessary at this location to provide a meeting room, washrooms and stairwell to basement; that the public health, safety and welfare will be adequately protected in the location and design of the addition which will comply with building code regulations; and that the proposed use is compatible with the existing uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story addition to the rear of an existing one-story church building, on premises at 8749-51 S. State Street, upon condition that off-street parking for 12 automobiles shall be provided on-site, which parking area shall be improved with a compacted macadam base, not less than four inches thick,

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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; 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: Zion Hill M.B. Church

CAL. NO. 317-86-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

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PREMISES AFFECTED— 5051-53 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 16, 1987.

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: Phyllis Levin
APPEARANCES FOR: Solomon Gutstein
APPEARANCES AGAINST:

CAL. NO. 318-86-Z
MAP NO. 17-1
MINUTES OF MEETING
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PREMISES AFFECTED— 6529 N. Francisco 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
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Phyllis Levin, for Phyllis Levin, Loren B. Levin and Mark S. Levin, owners, on September 18, 1986, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a dwelling unit in the basement of a three-story brick three-dwelling unit building, with on-site parking for 3 instead of 4 automobiles, on premises at 6529N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §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 November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant is seeking a variation of the zoning ordinance to waive a parking space required for a basement apartment; 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 basement dwelling unit is necessary to make the building on the subject site an economically viable property; that the plight of the owner is due to the building predating the code requirements in an R4 District of one parking space for every dwelling unit; and that the waiver of one parking space will have a minimal effect on off-street parking in the area and will not alter the essential character of the locality; it is therefore

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

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establishment of a dwelling unit in the basement of a three-story brick three-dwelling unit building with on-site parking for three instead of four automobiles, on premises at 6529 N. Francisco 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: Richard N. Monastra
 APPEARANCES FOR: Richard N. Monastra
 APPEARANCES AGAINST:

CAL. NO. 319-86-A
 MAP NO. 3-F
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 1360 N. Dearborn Parkway
 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, Richard N. Monastra, for Northwest National Bank, Tr. #4043, owner, on October 9, 1986, filed an application from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a full 3rd story room addition above a two-story brick garage and 2nd story dwelling unit (to be converted to an accessory guest house by eliminating the kitchen facility) on the rear of the lot and attached to the front three-story brick single family residence by a proposed 2nd floor balcony and bridgeway, in an R5 General Residence District, on premises at 1360 N. Dearborn Parkway, which, it is alleged, does not violate sections of the zoning ordinance as it relates to percentage of required rear yard occupied and the expansion of non-conforming buildings; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 29, 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, §5.6-2, §5.7-5(1)(3), §6.4-4, §7.8-4, §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 November 14, 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 three-story brick single family residence on the front of the lot which is additionally improved with a two-story brick garage and dwelling unit building at the rear of the lot; that the appellant proposes to convert the existing second story dwelling unit in the garage building into a guest house by eliminating the kitchen facility and erecting a third story room addition which will be attached to the front three-story residential building by a second floor balcony and bridgeway; that the connecting of the two buildings on the lot into one principal building eliminates the non-conforming situation; that a non-paying guest house without kitchen facilities is a permitted accessory use to the main single family residential use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

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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 full 3rd story room addition above a two-story brick garage and 2nd story dwelling unit (to be converted to an accessory guest house by eliminating the kitchen facility) on the rear of the lot and attached to the front three-story brick single family residence by a proposed 2nd story balcony and bridgeway, on premises at 1360 N. Dearborn Parkway, 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: Richard N. Monastra
 APPEARANCES FOR: Richard N. Monastra
 APPEARANCES AGAINST:

CAL. NO. 320-86-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED-- 1360 N. Dearborn Parkway
 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, Richard N. Monastra, for Northwest National Bank, Tr. #4043, owner, on October 9, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a full 3rd story room addition above a two-story brick garage and 2nd story guest house and attached to the front three-story brick single family residence by a proposed 2nd floor balcony and bridgeway, which will be located in the required rear and north side yards, on premises at 1360 N. Dearborn Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 29, 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, §5.6-2, §5.7-5(1)(3), §6.4-6, §7.8-4. §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 November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 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 brick garage and second story guest house on the rear of the lot and a three-story brick single family residence on the front of the lot; that the applicant proposes to erect a full third story room addition on the rear building which will be connected to the front building by a second floor balcony and bridgeway; 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 requested third story room addition with connecting bridgeway is necessary to meet the needs of the applicant and family; that the plight of the owner is due to the location of the existing buildings on the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed third story

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room addition will be an extension by virtue of the connecting bridgeway of the three-story residential building which is situated on the north lot line and is located in a block in which many of the existing improvements do not comply with the rear and side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a full 3rd story room addition above a two-story brick garage and 2nd story guest house and attached to the front three-story brick single family residence by a proposed 2nd floor balcony and bridgeway, which will be located in the required rear and north side yards, on premises at 1360 N. Dearborn Parkway, 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: Prairie Development, Ltd.

CAL. NO. 321-86-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
November 14, 1986

PREMISES AFFECTED— 1238-48 W. Fletcher Street

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

ACTION OF BOARD—

Case continued to
December 12, 1986.

THE VOTE

Jack Guthman
Roula Aiakiotou
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: Prairie Development, Ltd.
 APPEARANCES FOR: David A. Grossberg
 APPEARANCES AGAINST:

CAL. NO. 322-86-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 1231-51 W. Fletcher Street

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

ACTION OF BOARD—

Variations 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, Prairie Development, Ltd, for American National Bank & Trust Company, Tr. #67261, owner, on September 26, 1986, filed an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District (proposed R4 General Residence District), the erection of a two-story 34 dwelling unit townhouse building whose front yard will be 3 feet instead of 15 feet, whose east side yard will be 2.5 feet instead of 20 feet and with no rear yard instead of 30 feet, on premises at 1231-51 W. Fletcher Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 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 on October 30, 1986, the City Council rezoned the site from M1-2 Restricted Manufacturing to R4 General Residence expressly for the proposed two-story 34-dwelling unit townhouse building; 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 34-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 34-dwelling units are less than the amount permitted in the district, the proposed two-story townhouses require greater land coverage with encroachment into the required yards than would a yard conforming multi-story rental apartment building; and that the proposed two-story 34-dwelling unit townhouse structure is compatible with the existing improvements in the area and will not alter the essentially residential character of the locality; it is therefore

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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 34-dwelling unit townhouse building whose front yard will be 3 feet instead of 15 feet, whose east side yard will be 2.5 feet instead of 20 feet and with no rear yard instead of 30 feet, on premises at 1231-51 W. Fletcher 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: Pleasant Green M.B. Church
 APPEARANCES FOR: Paul Williams
 APPEARANCES AGAINST:

CAL. NO. 323-86-Z
 MAP NO. 14-F
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 140-46 W. 59th 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, Pleasant Green M.B. Church, owner, on October 14, 1986, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story 26 feet by 110 feet addition to the west side of a one-story church building whose front yard will be 15 feet instead of 20 feet, with no west side yard instead of 12 feet, with no rear yard instead of 30 feet, and whose total floor area ratio will be 1.03 instead of 0.7, on premises at 140-46 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.6-3, §7.7-3, §7.8-3, §7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 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 proposed two-story 26 feet by 110 feet addition to the applicant church is needed in order to provide a fellowship hall, classrooms and office space; that the addition proposed will not increase the seating capacity of the church; 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 only space available for the addition is in the west side yard and rear yard; that the plight of the owner is due to the configuration of the existing structure on the lot which includes required off-street parking at the rear of the existing church building, and the need for additional space for the proper function of the church; and that the variations, if granted, will not alter the essential character of the locality in that

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the proposed addition has been set back 15 feet from the front lot line to conform with the set back of the abutting building to the west, and is located in an area in which many of the improvements do not comply with yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 26 feet by 110 feet addition to the west side of a one-story church building whose front yard will be 15 feet instead of 20 feet, with no west side yard instead of 12 feet, with no rear yard instead of 30 feet, and whose total floor area ratio will be 1.03 instead of 0.7, on premises at 140-46 W. 59th 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: Vincent J. Getzendanner
 APPEARANCES FOR: Lawrence T. Stanner
 APPEARANCES AGAINST:

CAL. NO. 324-86-Z
 MAP NO. 7-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 1543-57 W. Wolfram Street and 2815-25 N. Ashland 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
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Vincent J. Getzendanner, for American National Bank and Trust Company, Tr. #67049, owner, on October 17, 1986, filed an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District and an R4 General Residence District (proposed B5-2 General Service District), the erection of an L-shaped shopping center building with no 15 feet by 20 feet transitional yard setback required at the northeast corner of the site due to the adjacent residence district, and with provision of one instead of two loading berths, on premises at 1543-57 W. Wolfram Street and 2815-25 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §7.3-4, §8.8-5, §8.8-1(1)(4), §10.13-1, §10.15-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 1986; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 30, 1986, the City Council rezoned the subject site from M1-2 and R4 to B5-2 General Service for the erection of the proposed L-shaped shopping center; that the property in question cannot yield a reasonable return not be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide the depth and square footage necessary to conduct a viable business operation at the subject site; that the north 20 feet of the building will be limited to a height of 12 feet and that the building shall be set back 2-1/2 feet from the easternmost lot line abutting the residence district; that one loading berth will be provided on-site in the parking area and will be sufficient to serve the proposed 11,628 square feet shopping center; that the plight of the owner is due to

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unique circumstances in that the subject site is adjacent to a residence district which requires a 15 feet by 20 feet transitional yard setback at the northeast corner of the subject site; and that the variations, if granted, with provision that the north 20 feet of the proposed building be limited to a height of 12 feet and covered with ivy on its east wall to minimize its intrusion into the transitional yard, will not alter the essential character of the locality or impair an adequate supply of light and air to the adjoining property; 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 an L-shaped shopping center building with no 15 feet by 20 feet transitional yard setback required at the northeast corner of the site due to the adjacent residence district and with provision of one instead of two loading berths, on premises at 1543-57 W. Wolfram Street and 2815-25 N. Ashland Avenue, upon condition that the north 20 feet of the proposed shopping center building on W. Wolfram Street shall be limited to a height of 12 feet and that the east outside rear wall of said portion of the building shall be covered with ivy and contain no utility boxes; that the building shall be set back 2-1/2 feet from the entire easternmost lot line abutting the residence district; 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: Jessica's High Ceilings, Inc.
 HEARANCES FOR: James M. Kane
 HEARANCES AGAINST:

CAL. NO. 325-86-S
 MAP NO. 1-F
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 301 W. Huron 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, Jessica's High Ceilings, Inc., for 325 W. Huron Associates, owner, on October 20, 1986, filed an application for a special use under the zoning ordinance for the approval of the location of 14 leased parking spaces in an existing parking lot, in an M1-5 Restricted Manufacturing District, on premises at 301 W. Huron Street, to serve as off-site valet parking for a restaurant proposed to be located at 410 W. Huron Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §10-16-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 1986; and

WHEREAS, the district maps show that the premises are located in an M1-5 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 M1-5 Restricted Manufacturing District; that the applicant proposes to lease 14 parking spaces in the existing parking lot at the subject site; that the parking lot contains 225 spaces and is presently not being used to capacity; that the leasing of 14 parking spaces is necessary for the public convenience at this location to aid the proper functioning of a proposed restaurant to be located at 410 W. Huron Street; that the public health, safety and welfare will be adequately protected in the location and the operation of the leased parking spaces to be operated as valet parking by the restaurant; and that the leased parking spaces are located in an existing parking lot and is compatible with the improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the location of 14 leased parking spaces in an existing parking lot, on premises at 301 W. Huron Street, to serve as off-site valet parking for a restaurant proposed to be located at 410 W. Huron Street, upon condition that all applicable ordinances of the City PAGE 19 OF MINUTES of Chicago shall be complied with be-
 BAZ 12 for a permit is issued.

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

APPLICANT: Chicago City Architect's Office
 APPEARANCES FOR: Paul W. Fahrenkrog
 APPEARANCES AGAINST:

CAL. NO. 326-86-Z
 MAP NO. 14-F
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 6151 S. Normal Boulevard
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations 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, Chicago City Architect's Office, for Chicago Public Library, owner, on October 20, 1986, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story approximately 15 feet by 30 feet addition to the rear of a two-story public library building which will further exceed the permitted maximum floor area ratio and whose east rear yard will be 4.34 feet instead of 30 feet, on premises at 6151 S. Normal Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.12-1(7), §11.7-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on October 27, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with the two-story Kelly Public Library building which was erected in 1910; that it is proposed to replace an existing rear porch and fire escape with an enclosed two-story 15 feet by 30 feet addition; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide a new stairwell, and access and elevator for the handicapped; that the plight of the owner is due to unique circumstances in that in order to preserve the historic character of the existing library building, the access and elevator for the handicapped and the stairwell can only be added to the rear of the existing building in the required rear yard; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be located in approximately the same space as the existing porch

MINUTES OF MEETING

November 14, 1986

Cal. No. 326-86-Z

and fire escape and that the bulk of the rear yard will remain as is; 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 approximately 15 feet by 30 feet addition to the rear of a two-story public library building which will further exceed the permitted maximum floor area ratio and whose east rear yard will be 4.34 feet instead of 30 feet, on premises at 6151 S. Normal Boulevard, 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: Jack Simmerling
 APPEARANCES FOR: William Hennessey
 APPEARANCES AGAINST:

CAL. NO. 327-86-A
 MAP NO. 26-H
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 1915 W. 103rd 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, Jack Simmerling, for Vito Miraballi, owner, on October 16, 1986, filed an appeal from the Office of the Zoning Administrator in refusing to certify an existing art gallery in a one-story brick store building due to the provision that such use shall not be located on the ground floor within 50 feet of any street, in a B2-2 Restricted Retail District, on premises at 1915 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and argument of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District in a one-story brick building on the subject site; that the appellant has occupied the subject building for the past nine years; that the appellant's business consists of art restoration and appraisal, retail sale of art, antiques and other gift items, which uses are permitted in a B2 District; that 50 per cent of the applicant's operation is the sale of art objects; that the first 25 feet of the subject building is used for office space, and customer waiting area; that the principal use of the premises, being the display and sale of art objects, takes place outside the front 25 foot area; that the art gallery proper is at least 50 feet from the street; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing art gallery in a one-story brick store building, on premises at 1915 W. 103rd 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:

Tina Christo

CAL. NO. 328-86-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING

November 14, 1986

PREMISES AFFECTED—

850 N. Ashland Avenue

SUBJECT—

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

ACTION OF BOARD—

Case continued to
December 12, 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: Frank Aznar
 APPEARANCES FOR: Frank Aznar
 APPEARANCES AGAINST:

CAL. NO. 329-86-A
 MAP NO. 4-G
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 1834 S. Throop Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Frank Aznar, for Michael DeBoer, owner, on September 22, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story brick building as six dwelling units, in an R4 General Residence District, on premises at 1834 S. Throop Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-4. §7.12-2(a), and §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that records of the City of Chicago indicate that the two-story building on the subject site was originally constructed as one store and at least five dwelling units; that the appellant seeks to convert the non-conforming store to a dwelling unit; that the conversion of the non-conforming store into a dwelling unit is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a non-conforming store into a dwelling unit and to certify the use of the two-story brick building as six dwelling units, with no additional parking required, on premises at 1834 S. Throop Street, 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 808

APPLICANT: Bernice Schaffer
 APPEARANCES FOR: Bernice Schaffer
 APPEARANCES AGAINST:

CAL. NO. 330-86-A
 MAP NO. 12-G
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 5201 S. Racine 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
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Lawrence E. Kennon	X		
Rafael R. Rios	X		

THE RESOLUTION:

WHEREAS, Bernice Schaffer, owner, on October 1, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail business in a one-story frame store and apartment building, in an R4 General Residence District, on premises at 5201 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 29, 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 November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the store in the one-story frame store and apartment building on the subject site has been vacant and unoccupied in excess of one year; 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 806

APPLICANT: Hyang Kun Kuk
 APPEARANCES FOR: Hyang Kun Kuk
 APPEARANCES AGAINST:

CAL. NO. 331-86-A
 MAP NO. 9-G
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 3300 N. Southport Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Hyang Kun Kuk, for Steve Hoseley, owner, on October 2, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing drop-off cleaners (processing done elsewhere) in a two-story frame store and apartment building, in an R4 General Residence District, on premises at 3300 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the appellant operates a drop-off dry cleaners, a B1 use, in the subject two-story frame store and apartment building, which also contains a non-conforming barber shop, a B1 use; that the expansion of the non-conforming use throughout the building is permitted under §6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing drop-off dry cleaners (processing done elsewhere) in a two-story frame store and apartment building, on premises at 3300 N. Southport Avenue, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 7:00 P.M., Mondays through Fridays and 8:00 A.M. and 6:30 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jamal A. Ayesh
 APPEARANCES FOR: Jamal A. Ayesh
 APPEARANCES AGAINST:

CAL. NO. 332-86-A
 MAP NO. 12-H
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 4758 S. Wood 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, Jamal A. Ayesh, for Joseph Kasperkiewicz, owner, on October 15, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 4758 S. Wood Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 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 store in the two-story store and apartment building on the subject site has been continuously occupied as a grocery store for 20 years until it recently ceased operation due to the proprietor's death; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to re-establish a grocery store in the building on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story brick store and apartment building, on premises at 4758 S. Wood Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Garland Smith
 APPEARANCES FOR: Garland Smith
 APPEARANCES AGAINST:

CAL. NO. 333-86-A
 MAP NO. 18-F
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 7327 S. Halsted Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Garland Smith, for Thomas Daprile, owner, on September 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop including body repair in a one-story brick garage building, in a B2-2 Restricted Retail District, on premises at 7327 S. Halsted Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District in an existing automobile garage building on the subject site; that an automobile repair shop including body repair has been in operation at the subject site prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the downzoning of the property from C1 to B2 on September 26, 1979 rendered the use of the premises non-conforming; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop including body repair in a one-story brick garage building, on premises at 7327 S. Halsted Street, upon condition that there shall be no spray painting or engine rebuilding done on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Peter Stiff
 APPEARANCES FOR: Peter Stiff, Jr.
 APPEARANCES AGAINST:

CAL. NO. 334-86-A
 MAP NO. 20-H
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 2151 W. 79th 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, Peter Stiff, for South Side Heating Co., owner, on October 17, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair shop in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 2151 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §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 November 14, 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 one-story brick store building also occupied by a heating company office, a B use, in the rear portion of the building; that the subject portion of the building on the subject site was previously occupied by a retail auto parts store, a B use; that tire repair requires Commercial zoning; that the Board has no authority to permit the establishment of the use requested in the building on the subject site; it is therefore

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

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

APPLICANT: H. W. Towing Service
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 335-86-A
MAP NO. 12-E
MINUTES OF MEETING
November 14, 1986

PREMISES AFFECTED— 5211-29 S. Prairie 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 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: Sharon Abram
 APPEARANCES FOR: Sharon Abram
 APPEARANCES AGAINST:

CAL. NO. 336-86-A
 MAP NO. 32-A
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED-- 13346 S. Avenue M

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, Sharon Abram, owner, on October 9, 1986, filed an appeal from the Office of the Zoning Administrator in refusing to permit the enclosure of the front porch of the front one-story frame dwelling due to the additional dwelling on the lot, in an R2 Single Family Residence District, on premises at 13346 S. Avenue M; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.5, §6.4-1, §7.7-2, §7.8-2, §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 November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single Family Residence District; that the two residential buildings on the subject lot were constructed prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant seeks to enlarge a front living room in the one-story frame dwelling on the front of the lot by enclosing an existing front porch; that the existing buildings and the proposed porch enclosure will be within the permitted floor area ratio for the district; that the appellant has a right to enclose the front porch of the front one-story frame dwelling, upon condition that all applicable ordinances are complied with; 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 enclosure of the front porch of the front one-story frame dwelling with an additional dwelling on the lot, on premises at 13346 S. Avenue M, 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:

Jose Pelayo

CAL. NO. 337-86-A

MAP NO. 9-H

APPEARANCES FOR:

MINUTES OF MEETING

APPEARANCES AGAINST:

November 14, 1986

PREMISES AFFECTED—

3930 N. Ashland Avenue

SUBJECT—

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

ACTION OF BOARD—

Case continued to
December 12, 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: Sidney D. Becker
 APPEARANCES FOR: Sidney D. Becker
 APPEARANCES AGAINST:

CAL. NO. 338-86-A
 MAP NO. 9-G
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 1123 W. Newport 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, Sidney D. Becker, owner, on September 19, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the attic of a three-story frame three-dwelling unit building, in an R4 General Residence District, on premises at 1123 W. Newport Avenue, which, it is alleged, will not increase the floor area ratio; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4, §7.8-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that in the process of rehabilitating the three-story frame three-dwelling unit building on the subject site, the appellant replaced the fire damaged attic roof with a similar gabled roof but containing window-type dormers on each side; that the previous attic had head-room of at least 7 feet 6 inches; that the zoning ordinance provides that attic space having head-room of 7 feet 6 inches or more shall be counted when determining the floor area ratio; and that the newly-constructed dormers utilize pre-existing attic space and is not an expansion of the existing floor area ratio; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dormering of the attic of a three-story frame three-dwelling unit building, on premises at 1123 W. Newport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The North Washington Park Partnership
APPEARANCES FOR: William D. Griffith
APPEARANCES AGAINST:

CAL. NO. 339-86-A
MAP NO. 12-E
MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 600-08 E. 51st Street and 5047-49 S. St. Lawrence Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, The North Washington Park Partnership, for LaSalle National Bank, Tr. #110523, owner, on October 6, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a management office in the basement of a three-story brick multiple apartment building, in an R5 General Residence District, on premises at 600-08 E. 51st Street and 5047-49 S. St. Lawrence 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, §7.3-3, §7.3-4, §7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the appellant is engaged in the rehabilitation of large derelict residential properties and needs to have an on-site office for the management of the units; that a management office in the renovated multiple apartment building is an accessory use to the dwelling units; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a management office in the basement of a three-story multiple apartment building, on premises at 600-08 E. 51st Street and 5047-49 S. St. Lawrence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John Onofrei

CAL. NO. 340-86-A

APPEARANCES FOR:

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING

November 14, 1986

PREMISES AFFECTED— 5733-35 N. Grover Street

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

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: Cecilio Lugo

CAL. NO. 301-86-A

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 14, 1986

PREMISES AFFECTED— 1200 W. Huron Street

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

ACTION OF BOARD—

Case continued to
December 12, 1986
for status.

THE VOTE

Jack Guthman

Roula Atakiotou

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: Odie Albert
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 302-86-A
MAP NO. 12-F
MINUTES OF MEETING
November 14, 1986

PREMISES AFFECTED— 4811 S. Shields 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 806

APPLICANT:

Barbara J. Slay

CAL. NO. 315-86-A

MAP NO. 26-G

MINUTES OF MEETING

November 14, 1986

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED—

10710 S. Morgan Street

SUBJECT—

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

ACTION OF BOARD—

Case dismissed upon motion of appellant.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT:

Inland Parking

CAL. NO. 226-86-A

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 14, 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
December 12, 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: Joseph P. Cacciatore
 APPEARANCES FOR: Joseph P. Cacciatore
 APPEARANCES AGAINST:

CAL. NO. 283-86-S
 MAP NO. 2-F
 MINUTES OF MEETING
 November 14, 1985

PREMISES AFFECTED— 725 S. LaSalle 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, Joseph P. Cacciatore, for Harris Bank, Tr. #42903, owner, on September 12, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 725 S. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 29, 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, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on September 29, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C3-6 Commercial-Manufacturing District; that on November 24, 1970, in Calendar No. 186-70-S, the Board approved the establishment of a public parking lot for the parking of private passenger automobiles on the subject site under certain conditions, and with a terminal date of November 24, 1975; that the parking lot has been operated in compliance with said conditions with the exception that the special use granted by the Board on November 24, 1970 was never renewed upon its expiration in November, 1975; that the applicant is requesting that the Board allow the continued operation of the parking lot; that the said parking lot is necessary for the public convenience at this location to accommodate the continuing demand for public parking that exists in this area; that the public health, safety and welfare will be adequately protected in the operation of the said parking lot improved under the conditions set forth in Calendar No. 186-70-S; and that said parking lot with a terminal date of November 24, 1991, 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; it is therefore

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

MINUTES OF MEETING

November 14, 1986

Cal. No. 283-86-S

the Zoning Administrator is authorized to permit the continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 725 S. LaSalle Street, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the surfacing, drainage, guard rails and driveways shall be maintained; that the use of the premises as a parking lot shall terminate on November 24, 1991; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT:

William C. Dec

CAL. NO. 289-86-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

November 14, 1986

PREMISES AFFECTED—

1601-17 N. Sedgwick Street

SUBJECT—

Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
January 16, 1987
for status.

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 Adhesive Products Company
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Elizabeth LeSuzzo, et al.

CAL. NO. 291-86-Z
 MAP NO. 14-K
 MINUTES OF MEETING
 November 14, 1986

PREMISES AFFECTED— 4658 W. 60th 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, Chicago Adhesive Products Company, owner, on September 22, 1986, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an M1-1 Restricted Manufacturing District, the erection of a one-story addition to the south side of a one and two-story factory building with no south front yard instead of the 20 feet required when located across the street from a residence district, on premises at 4658 W. 60th Street; and

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

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.13-1, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 14, 1986 after due notice thereof by publication in the Chicago Tribune on September 29, 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 the applicant company manufactures adhesive products and has been located at the subject site for over 20 years; that the applicant submitted a revised plan which proposes a one-story addition to the south side of the existing building with no provision for a 20 foot front 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 the proposed addition is needed to enclose an outdoor area presently used for the storage of materials used in the manufacture of adhesive products; that the plight of the owner is due to the 20 foot front yard set back required when located across the street from a residence district; and that the proposed variation, if granted, will improve an unsightly open and exposed storage area and with provision for the existing loading dock on W. 60th Street limited to outgoing traffic only will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

November 14, 1986

Cal. No. 291-86-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story addition to the south side of a one and two-story factory building with no south front yard instead of the 20 feet required when located across the street from a residence district, on premises at 4658 W. 60th Street, upon condition that the dock facing W. 60th Street shall be limited to outgoing trucks only and that a sign shall be posted stating "No Deliveries Permitted"; that there shall be no queuing of trucks at the W. 60th Street dock; that all receiving shall be limited to the S. Kilpatrick Avenue dock at the northwest corner of the building and that a sign shall be posted stating "Receiving Only" at said docking area; 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
November 14, 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
December 12, 1986.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT:

Christian Women Consulting Service

CAL. NO. 341-86-S

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING

November 14, 1986

PREMISES AFFECTED—

7850 S. Chappel Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
December 12, 1986.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

MINUTES OF MEETING
November 14, 1986

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 12, 1986.

Marian Rest
Secretary