

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, December 12, 1986
at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

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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 November 14, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Rios, Alakiotou 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: Flemon Hawkins
 APPEARANCES FOR: Vincent L. Trunda
 APPEARANCES AGAINST:

CAL. NO. 342-86-S
 MAP NO. 2-I
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 2843 W. Harrison 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, Flemon Hawkins, owner, on October 24, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 2843 W. Harrison Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the applicant church is presently located at 4006 W. Ogden Avenue; that the desire of the church for a building of its own necessitates the need for a church at the subject site; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide needed services in the community and adequate off-street parking; that the applicant church will renovate the building and provide off-street parking space for 21 automobiles to be improved and operated under the conditions hereinafter set forth; and that the proposed use will enhance the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a church in a one-story brick building, on premises at 2843 W. Harrison Street, upon condition that the parking areas abutting the subject building to the east and west shall be enclosed with a 6 foot high chain link fence, excepting the driveway areas; that the parking areas 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, properly graded to drain

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to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking stall shall be striped; that lighting shall be provided; that ingress and egress shall be from W. Harrison Street; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with all applicable ordinances; that the parking areas shall be securely locked at all times when not in use by the church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the said parking areas in accordance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Thomas G. Jacobs, Clarence E. Jacobs & James C. Jacobs
APPEARANCES FOR: Robert A. Carrane
APPEARANCES AGAINST:

CAL. NO. 343-86-S
MAP NO. 7-N
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 2812-22 N. Natoma 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, Thomas G. Jacobs, Clarence E. Jacobs and James C. Jacobs, for Lakeview Trust and Savings Bank, Tr. #7114, owner, on October 21, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R3 General Residence District, on premises at 2812-22N. Natoma Avenue, for use by employees of a business located at 6632 W. Diversey Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the applicant proposes to establish an off-site accessory parking lot in the south 44 feet of the 114 feet by 125 feet lot on N. Natoma Avenue, which is additionally improved with a one-and-a-half story residence in the northeast corner of the lot; that a parking lot at the subject site is necessary for the public convenience at this location to provide parking for the employees of the applicants' business located across an abutting alley at 6632 W. Diversey Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot with provision for landscaping will be compatible with the mixed commercial and residential uses in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

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the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2812-22 N. Natoma Avenue, for use by employees of a business located at 6632 W. Diversey Avenue, upon condition that no use shall be made of the south 44 feet by 125 feet portion of the lot at 2812-22 N. Natoma Avenue for the purpose requested until the following conditions shall have been complied with: that the parking lot shall be used solely for the parking of private passenger automobiles belonging to the employees of the applicants' company only and that no commercial vehicles shall be parked upon said lot at any time; that the 44 feet by 125 feet parking area, excepting the portion used as a driveway, shall be enclosed with a 7 feet high chain link fence; that the east 20 feet of the lot, excepting the aisleway portion, shall be landscaped and that no vehicles shall be parked in said area; that the balance of 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, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking spaces shall be designated by striping, with concrete wheel stops provided; that lighting shall be provided directed away from residential properties; that the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Fridays; that the parking lot shall be secured with a locking device between the hours of 6 P.M. and 7 A.M.; that ingress and egress shall be from N. Natoma Avenue; that there shall be no ingress nor egress from the public alleys abutting the site; that the driveway shall be constructed in accordance with all applicable ordinances. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Irving Federal Savings and Loan Association (contract purchaser)
APPEARANCES FOR: Jeffrey Rappin
APPEARANCES AGAINST: Margaret Small et al.

CAL. NO. 344-86-S
MAP NO. 9-J
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 3941 N. Drake 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, Irving Federal Savings and Loan Association (contract purchaser), for Ruby Benner, owner, on November 3, 1986, filed and subsequently amended, and application under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R3 General Residence District, on premises at 3941 N. Drake Avenue, for use by employees of a savings and loan located at 3515 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 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, §7.7-3, §7.12(7); §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 December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 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 ward alderman will introduce an ordinance allowing for ingress and egress to the subject lot from the abutting east-west alley; that a parking lot is necessary at this location to provide employee parking for a savings and loan located at 3515 W. Irving Park Road; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot, located across the alley from a business district, will be compatible with the mixed business and residential 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 establishment of an off-site accessory

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parking lot for the parking of private passenger automobiles, on premises at 3941 N. Drake Avenue, for use by employees of a savings and loan located at 3515 W. Irving Park Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to employees of the applicant savings and loan and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 shall be enclosed with a 6 feet high decorative wooden fence along the west, south and east lot lines; that small shrubbery shall be planted on the outside of the wooden fence along the south and west lot lines; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential properties; that ingress and egress shall be from the alley abutting the subject site to the north; that the hours of operation shall be limited to the hours between 8 A.M. and 5:30 P.M., Monday, Tuesday and Thursday, 8 A.M. and 8 P.M., Friday, and 8 A.M. and 1:30 P.M., Saturday; that the lot shall be secured with an appropriate device when not in use by the savings and loan. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Irving Federal Savings and Loan Association (contract purchaser)
APPEARANCES FOR: Jeffrey Rappin
APPEARANCES AGAINST: Margaret Small, et al.

CAL. NO. 345-86-Z
MAP NO. 9-J
MINUTES OF MEETING
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PREMISES AFFECTED— 3941 N. Drake 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, Irving Federal Savings and Loan Association (contract purchaser), for Ruby Benner, owner, on November 31, 1986, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the parking of automobiles in the required 20 feet front yard of a proposed parking lot, on premises at 3941 N. Drake Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 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, §7.7-3, §7.12(7), §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 December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on December 12, 1986, in Cal. No. 344-86-S, the Board approved the establishment of an off-site accessory parking lot at the subject site for use by employees of the applicant savings and loan association at 3515 W. Irving Park Road; 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 variation requested is necessary to effectively utilize the subject site as a parking lot; that the plight of the owner is due to the need to use the entire length of the lot for maximum capacity; and that the parking lot with provision for fencing and landscaping will be compatible with the mixed business and residential uses in the area and will not alter the essential character of the locality in which it is located; it is therefore

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

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zoning ordinance and that a variation be and it hereby is granted to permit the parking of automobiles in the required 20 feet front yard of a proposed parking lot, on premises at 3941 N. Drake Avenue.

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

APPLICANT: Suradet Yongsawai
APPEARANCES FOR: Chris H. George
APPEARANCES AGAINST:

CAL. NO. 346-86-S
MAP NO. 9-G
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED-- 3349 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
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Suradet Yongsawai, for Howard Hatanaka, owner, on October 22, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 4 off-site parking spaces on leased land, in a B5-3 General Service District, on premises at 3349 N. Clark Street, to satisfy the parking requirements for the proposed conversion of a three-story brick store building at 3347 N. Clark Street to business space on the first floor and four dwelling units above; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §8.4-5, §8.11-1, §8.11-2(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 1986; and

WHEREAS, the district maps show that the premises are located in a B5-3 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 the proposed use is to be located in a B5-3 General Service District; that the subject site is improved with a three-story brick store building with an existing parking area behind the building; that the applicant seeks to establish four voluntary off-site parking spaces at the rear of the three-story building on the subject site for use by the tenants in the proposed conversion of the three-story building at 3347 N. Clark Street to business space on the first floor and four dwelling units above; that the building at 3347 N. Clark Street was erected prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that on December 5, 1962, in Cal. No. 617-62-A, the Board approved the establishment of a business for the wholesale and retail sale of furniture and fixtures in the building at 3347 N. Clark Street, with no required off-street parking; that under §5.8-1(3) of the zoning ordinance, no off-street parking is required for the proposed conversion of the building at 3347 N. Clark Street; that the establishment of four parking spaces on the subject site is hereby made on a voluntary basis to serve the tenants of the building at 3347 N. Clark Street; that the public health, safety and welfare will be adequately protected in the design and location of the parking spaces to be maintained by the applicant;

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and that the four voluntary parking spaces are located in an existing parking area behind the building on the subject site and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of four voluntary off-site parking spaces on leased land, on premises at 3349 N. Clark Street, for use by the tenants of the four dwelling units in the three-story brick proposed store and four dwelling unit building, at 3347 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: Melvyn A. Gertsein
 APPEARANCES FOR: Samuel T. Lawton, Jr.
 APPEARANCES AGAINST:

CAL. NO. 347-86-Z
 MAP NO. 15-I
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 3034 W. Peterson Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE RESOLUTION:

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

WHEREAS, Melvyn A. Gerstein, for American National Bank and Trust Co., of Chicago, Tr. #46367, on November 7, 1986, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a one-story 20 feet by 48 feet addition to the rear of a one-story brick medical office building, with no provision for a transitional yard setback of 4 feet from the north lot line for an inward distance of 20 feet as required when located across a 16 feet wide alley from a residence district and with on-site parking space for 1 instead of 2 automobiles (no handicapped space), on premises at 3034 W. Peterson Avenue; 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, §8.8-4, §8.11-1(2), §8.11(4), §11.7-4(1), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986 after due notice thereby by publication in the Chicago Tribune on November 24, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the applicant proposes to renovate the existing one-story medical office building and to erect a one-story 20 feet by 48 feet addition at the rear for the purpose of including an outpatient ophthalmological surgery center; 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 for the applicant to continue his practice at the subject site; that the plight of the owner is due to unique circumstances in that the proposed addition is necessary to provide outpatient cataract surgery, a procedure now being performed in doctor's offices rather than hospitals, in a minimum area of 1,500 square feet pursuant to state regulations; that the entire floor area of the building, minus storage area, will be

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less than 4,750 square feet, therefore requiring only one off-street parking space and that a handicapped space is not necessary in this instance; and that the proposed addition will be located in a block in which other buildings are built to the alley lot lines and that the variations, 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 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 20 feet by 48 feet addition to the rear of a one-story brick medical office building, with no provision for a transitional yard setback of four feet from the north lot line for an inward distance of 20 feet as required when located across a 16 feet wide alley from a residence district and with one required regular off-street parking space, on premises at 3034 W. Peterson 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: Patrick J. Gallagher
 APPEARANCES FOR: Pat Frank DeLeo
 APPEARANCES AGAINST:

CAL. NO. 348-86-S
 MAP NO. 2-F
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 620-718 S. Financial Place (formerly Sherman 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
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Patrick J. Gallagher, for Allright Auto Parks, Inc., owner, on November 14, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of 74 parking spaces in an existing public parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 620-718 S. Financial Place (formerly Sherman Street), for use as off-site accessory parking to satisfy the parking requirement for the proposed conversion of an 10-story industrial building to 135 dwelling units located at 801 S. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §9.4-3, §9.11-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the applicant proposes to lease up to 80 parking spaces in an existing public parking lot at the subject site to satisfy the parking requirements for the proposed conversion of a ten-story industrial building to 135 dwelling units, located at 801 S. Wells Street; that the commencement of the lease will start with occupancy of the dwelling units in the building at 801 S. Wells Street and will run concurrently with the apartment leases; that each dwelling unit will have a designated parking space; that the public health, safety and welfare will be adequately protected in that the proposed use is situated in an existing parking lot and located less than 500 feet from the use served; and that the proposed leasing of 80 parking spaces in an existing public parking lot will not cause substantial injury to the value of other property in the neighborhood in which is is located; it is therefore

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

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and the Zoning Administrator is authorized to permit the leasing of 80 parking spaces in an existing public parking lot, on premises at 620-718 S. Financial Place (formerly Sherman Street), for use as off-site accessory parking to satisfy the parking requirements for the proposed conversion of a ten-story industrial building to 135 dwelling units located at 801 S. Wells Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit issued; and be it further

RESOLVED, that it shall be the continuing obligation of the owner (s) of the proposed 135 dwelling unit building at 801 S. Wells Street to at all times provide the parking required for said building, pursuant to §5.8-5 of the zoning ordinance.

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

APPLICANT: McKinley Park Spanish Congregation of Jehovah's Witnesses, Inc.
APPEARANCES FOR: William Hornsby
APPEARANCES AGAINST: Michael A. Pedicone

CAL. NO. 349-86-S
MAP NO. 8-H
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED— 3842 S. Ashland 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, McKinley Park Spanish Congregation of Jehovah's Witnesses, Inc., for LaSalle National Bank, Tr. #37860, owner, on November 14, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 70 feet by 76 feet church building with a maximum seating capacity of 200 persons, in a C1-2 Restricted Commercial District, on premises at 3842 S. Ashland Avenue; 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, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986 after due notice thereof by publication in the Chicago Tribune on November 24, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the applicant proposes to erect a 70 feet by 76 feet church building on the subject site with a maximum seating capacity of 200 persons; that the proposed church structure will be shared with another Jehovah's Witnesses' congregation; that neither congregation, under the statutes of the denomination, will hold services at the same time; that the establishment of a church at this location is necessary to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the church which will comply with all building code regulations and which will provide required off-street parking; and that although Ashland Avenue is zoned Commercial at this location, the subject site abuts a Residence District to the west and is buffered by the Ashland Avenue through traffic overhead from the Manufacturing District to the east; and that the establishment of a church at the subject site is compatible with the mixed use area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

MINUTES OF MEETING

December 12, 1986

Cal. No. 349-86-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 70 feet by 76 feet church building with a maximum seating capacity of 200 persons, on premises at 3842 S. Ashland Avenue, upon condition that the parking area abutting the subject site shall be used solely for the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, 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 steel beam guard rails shall be erected on the periphery of the lot, excepting the portion used as a driveway; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway shall be constructed in accordance with all applicable ordinances; and that the parking lot shall be securely locked at all times when not in use by the applicant church. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Manuel C. Javier and Ma. Dolores Javier
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 350-86-A
MAP NO. 13-I
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED— 2733 W. Argyle Street
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: Sol Bongiovanni
 APPEARANCES FOR: Sol Bongiovanni
 APPEARANCES AGAINST: Adelina Pacini

CAL. NO. 351-86-A
 MAP NO. 9-N
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 6944 W. Belmont 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, Sol Bongiovanni, for Michael Meranda and Mariette Meranda, owners, on November 6, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out pizza restaurant in a one-story brick store building, in an R4 General Residence District, on premises at 6944 W. Belmont Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 12, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District in a store in a non-conforming one-story brick store building also occupied by a beauty shop, a B1 use; that the subject store was previously occupied by a martial arts school, a B2 use, which recently ceased operation; that the change of use to a carry-out pizza restaurant, a B2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a carry-out pizza restaurant in a one-story brick store building, on premises at 6944 W. Belmont Avenue, upon condition that the hours of operation shall be limited to the hours between 4 P.M. and 11:30 P.M., Mondays through Thursdays and 4 P.M. and 1 A.M., Fridays through Sundays; that there shall be no table service of food 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: Lorenzo Guzman
APPEARANCES FOR: Lorenzo Guzman
APPEARANCES AGAINST: Earl H. Murphy

CAL. NO. 352-86-A
MAP NO. 10-H
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED— 1822 W. 46th 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, Lorenzo Guzman, for Jaime Cebra, 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 grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1822 W. 46th 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, §7.3-3, §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 December 12, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the two-story brick store and apartment building has been vacant and unoccupied in excess of one year; that under §6.4-5 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Rhino's Grocery Store
APPEARANCES FOR: Luis P. Galvan
APPEARANCES AGAINST:

CAL. NO. 353-86-A
MAP NO. 4-H
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 2103 W. 18th Place

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, Rhino's Grocery Store, for Luis P. Galvan, owner, on November 12, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store building on the front of a lot improved additionally with a one-story brick residence, in an R4 General Residence District, on premises at 2103 W. 18th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 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 December 12, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District in a non-conforming one-story brick store building on the front of a lot improved additionally with a one-story brick residence; that the non-conforming building has been previously occupied by business uses including a grocery store; that the subject building is presently used for storage; that the change of use to a grocery store is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story brick store building on the front of a lot improved additionally with a one-story brick residence, on premises at 2103 W. 18th Place, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 10 P.M., daily; that there shall be no automatic amusement machines on the premises; that there shall be no sale of alcoholic beverages 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: Lawrence Cohen, Agent for Coin Laundry Development Corporation
APPEARANCES FOR: Leon Teichner
APPEARANCES AGAINST:

CAL. NO. 354-86-A
MAP NO. 11-J
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED-- 4750-56 N. Bernard 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, Lawrence Cohen, Agent for Coin Laundry Development Corporation, for George Deligeannis, owner, on November 7, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the expansion of an existing non-conforming self-service laundrette and the re-establishment of a dry cleaners in a one-story brick store building, in a B3-2 General Retail District, on premises at 4750-56 N. Bernard Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-3, §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 December 12, 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 on June 19, 1962, in Cal. No. 293-62-A, the Board sustained an appeal permitting the establishment of a coin-operated laundrette and dry cleaning establishment in the building on the subject site; that the expansion of the non-conforming use throughout the building is permitted under §6.4-6 of the zoning ordinance; that the proposed dry cleaning activity is an accessory use to the principal laundrette 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 expansion of an existing non-conforming self-service laundrette and the re-establishment of a dry cleaners in a one-story brick store building, on premises at 4750-56 N. Bernard Street, upon condition that the dry cleaning operation shall be

MINUTES OF MEETING

December 12, 1986

Cal. No. 354-86-A

for the laundrette customers only and shall not service any other drop-off dry cleaning location; 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: Krem de la Krem Ceramics, Etc.
APPEARANCES FOR: Stephen Chesler
APPEARANCES AGAINST:

CAL. NO. 355-86-A
MAP NO. 15-N
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 6001 N. Nina 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, Krem de la Krem Ceramics, Etc., for Dave Kragstad, owner, on October 22, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a retail ceramics and gift shop in a one-story brick multi-store building, in a B1-1 Local Retail District, on premises at 6001 N. Nina Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 December 12, 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 appellant proposes to make and sell small ceramic objects and other gift items and to provide lessons in making ceramics in the subject store in the one-story brick building on the subject site which also contains other business and commercial uses; that the expansion of the non-conforming use throughout the building is permitted under §6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail ceramics and gift shop in a one-story brick multi-store building, on premises at 6001 N. Nina Avenue, upon condition that there shall be no wholesale or commercial production and sale of ceramics to other off-site retail establishments; 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: Beverly Janicki
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 356-86-A
MAP NO. 14-J
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED— 3816 W. 63rd Street
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: Sheba I. Mando
 APPEARANCES FOR: Sheba I. Mando
 APPEARANCES AGAINST:

CAL. NO. 357-86-A
 MAP NO. 17-I
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 6738 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, Sheba I. Mando, for Wai Hong Sek, owner, on November 10, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing printing shop in a one-story brick store building, in an R3 General Residence District, on premises at 6738 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 December 12, 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 a non-conforming one-story brick store building; that the appellant has operated a printing shop employing two persons at the subject site since July of 1983, a B4 use; that the subject store building was previously occupied by a picture framing and art sales business, a B4 use; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing printing shop in a one-story brick store building, on premises at 6738 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 Fridays and 9 A.M. and 1 P.M., 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: Arturo M. Avila
 APPEARANCES FOR: Arturo M. Avila
 APPEARANCES AGAINST:

CAL. NO. 358-86-A
 MAP NO. 1-H
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 1924 W. Huron 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, Arturo M. Avila, owner, on November 10, 1986, filed an appeal from the Office of the Zoning Administrator in refusing to certify an existing beauty shop in a one and three-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 1924 W. Huron 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, §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 December 12, 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 non-conforming store in the one and three-story brick and frame store and apartment building at the subject site has been occupied by a beauty shop for the past seven years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing beauty shop in a one and three-story brick and frame store and apartment building, on premises at 1924 W. Huron Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Concepcion Millan
 APPEARANCES FOR: Concepcion Millan
 APPEARANCES AGAINST:

CAL. NO. 359-86-A
 MAP NO. 11-J
 MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 3519 W. Montrose 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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Concepcion Millan, owner, on October 21, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a three-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 3519 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 December 12, 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 store in the three-story brick store and apartment building on the subject site is occupied by an existing retail bakery; that the wholesaling of bakery items on a limited basis is an accessory use to the principal retail bakery operation; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing retail bakery in a three-story brick store and apartment building, on premises at 3519 W. Montrose 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:
APPEARANCES FOR:
APPEARANCES AGAINST:

Barbara Graham

CAL. NO. 360-86-A
MAP NO. 20-F
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED—

8123 S. Vincennes Avenue

SUBJECT—

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

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:
APPEARANCES FOR:
APPEARANCES AGAINST:

Clem J. McBride

CAL. NO. 361-86-A
MAP NO. 13-G
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED—

5047-49 N. Sheridan Road

SUBJECT—

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

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 806

APPLICANT:
APPEARANCES FOR:
APPEARANCES AGAINST:

Inland Parking

CAL. NO. 226-86-A
MAP NO. 15-G
MINUTES OF MEETING
December 16, 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
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: Cecilio Lugo
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 301-86-A
MAP NO. 1-G
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED-- 1200 W. Huron Street

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 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:
APPEARANCES FOR:
APPEARANCES AGAINST:

Tina Christo

CAL. NO. 328-86-A
MAP NO. 3-H
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED—
SUBJECT—

850 N. Ashland Avenue
Appeal from the decision of the Office of the Zoning Administrator.

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: Jose Pelayo
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 337-86-A
MAP NO. 9-H
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED— 3930 N. Ashland 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: Big Apple Finer Foods, Inc.

CAL. NO. 265-86-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

December 12, 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
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: Gina M. Cantave and Gary M. Esrig
PEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 308-86-A
MAP NO. 12-C
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED-- 1645 E. 53rd Street

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: Prairie Development, Ltd.
APPEARANCES FOR: David A. Grossberg
APPEARANCES AGAINST: Lee Artoe

CAL. NO. 321-86-Z
MAP NO. 7-G
MINUTES OF MEETING
 December 12, 1986

PREMISES AFFECTED— 1238-48 W. Fletcher 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, 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 22-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 1238-48 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 December 12, 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 M1-2 Restricted Manufacturing District (proposed 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 22-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 22-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 22-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 22-dwelling unit townhouse structure, located across W. Fletcher Street from a similar townhouse

MINUTES OF MEETING

December 12, 1985

Cal. No. 321-86-Z

development, is compatible with the existing improvements in the area 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 erection of a two-story 22-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 1238-48 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: Christian Women Consulting Service, Inc.
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST: Marian Humes

CAL. NO. 341-86-S
MAP NO. 18-C
MINUTES OF MEETING
December 12, 1986

PREMISES AFFECTED— 7850 S. Chappel Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 16, 1987
for rebuttal.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

MINUTES OF MEETING
December 12, 1986

Mr. Kennon moved than the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on January 16, 1987.



Secretary