

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, May 22, 1987

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  
Michael J. Howlett, Sr.  
Lawrence E. Kennon  
Roula Alakiotou

MINUTES OF MEETING

May 22, 1987

Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 16, 1987 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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: Wertheimer Box and Paper Corp.  
APPEARANCES FOR: David A. Grossberg  
APPEARANCES AGAINST: Josephine Mead

CAL. NO. 95-87-S  
MAP NO. 1-G  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED-- 1214-36 W. Madison Street  
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, Wertheimer Box and Paper Corp., for City of Chicago, Commercial District Development Commission, owner, on March 27, 1987, 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 C2-3 General Commercial and C3-3 Commercial-Manufacturing Districts, to serve a box manufacturing business located at 1228 W. Monroe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1987 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 May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; and

WHEREAS, the district maps show that the premises are located in C2-3 General Commercial and C3-3 Commercial-Manufacturing Districts; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-3 General Commercial District and a C3-3 Commercial-Manufacturing District; that the proposed parking lot is necessary for the public convenience at this location to provide parking for employees of the applicant company located at 1228 W. Monroe Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1214-36 W. Madison Street, to serve a box manufacturing business located at 1228 W. Monroe Street,

## MINUTES OF MEETING

May 22, 1987

Cal. No. 95-87-S

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 of employees of the applicant company; 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 chain link fence, excepting the portion used as driveways; that landscaping consisting of grass and densely-planted shrubbery shall be provided inside said fence line along the south, west and north lot lines, excepting the northernmost north lot line; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Street Traffic Engineering and Operations; that the alleys abutting the site shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking lot shall be limited to the hours between 6 A.M. and 6 P.M., Mondays through Fridays; that the lot shall be securely locked at all other times; 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 said parking lot 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: Mid America Management, a Partnership  
 APPEARANCES FOR: Ronald E. Stackler  
 APPEARANCES AGAINST:

CAL. NO. 96-87-S  
 MAP NO. 5-J  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED— 3456-60 W. North 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, Mid America Management, a Partnership, owner, on March 26, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 3456-60 W. North Avenue, to serve a medical office located at 3501-03 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 18, 1987 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, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; 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 proposed use is necessary for the public convenience at this location to serve the patients and staff of a kidney disease and dialysis medical center located across the street at 3501-03 W. North Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 3456-60 W. North Avenue, to serve a medical office building located at 3501-03 W. North Avenue, 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

MINUTES OF MEETING

May 22, 1987

Cal. No. 96-87-S

of private passenger automobiles of employees and patients of the applicant medical office building; 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 steel beam guard rails shall be erected on the periphery of the lot, excepting the portion used as a driveway; that ingress and egress shall be determined by the Bureau of Street Traffic Engineering and Operations; that striping shall be provided; that lighting shall be provided; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 9 P.M., Mondays through Saturdays; that the lot shall be securely locked at all other times; 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 said parking lot 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: Ronald L. Ysla  
 APPEARANCES FOR: Joan Ferraro, Ronald L. Ysla  
 APPEARANCES AGAINST:

CAL. NO. 97-87-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED— 2155 N. Cleveland Avenue  
 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, Ronald L. Ysla, for Lutheran General Health Systems, owner, on April 14, 1987, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-and-a-half story two-dwelling unit building whose east side yard will be 2.6 feet and with no west side yard instead of 3.6 feet each, and whose south rear yard will be 15 feet instead of 30 feet, on premises at 2155 N. Cleveland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1987 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, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a reversed corner lot improved with a one-story non-conforming medical office building; that the applicant now proposes to erect a three-and-a-half story two dwelling unit building with interior parking in compliance with the 10 feet north front yard requirement, in accordance to new plans submitted May 22, 1987; 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 two-dwelling unit building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for typical multi-story rental units in the area but there is a demand for attached single family dwelling units, which arrangement requires greater horizontal land coverage and encroachment into the required yard setbacks; that the proposed two-dwelling unit structure will eliminate a non-conforming building in this residential district and that the

MINUTES OF MEETING

May 22, 1987

Cal. No. 97-87-Z

proposed three-and-a-half story two-dwelling unit building is compatible with the majority of the existing improvements in the area which do not comply with the side yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit to erection of a three-and-a-half story two-dwelling unit building whose east side yard will be 2.6 feet and with no west side yard instead of 3.6 feet each, and whose south rear yard will be 15 feet instead of 30 feet, on premises at 2155 N. Cleveland 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 Dependable Missionary Baptist Church  
 APPEARANCES FOR: Charles Kraut  
 APPEARANCES AGAINST:

CAL. NO. 98-87-S  
 MAP NO. 12-F  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED— 5119 S. Halsted 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, The Dependable Missionary Baptist Church, owner, on April 13, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 96-seat church in a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 5119 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1987 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 May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; 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 has been located at the subject site since 1977; that 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 proposed church which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the subject church will be an asset in this area and will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a 96-seat church in a one-story brick building, on premises at 5119 S. Halsted Street, upon condition that the parking area at the rear of the building 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; that the parking stalls shall be designated with striping with concrete wheel stops provided; that ingress and egress shall be from the alley; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Grace Apostolic Faith Church  
HEARANCES FOR: Henry L. Krajewski  
APPEARANCES AGAINST:

CAL. NO. 99-87-S  
MAP NO. 20-B  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 8233 S. Exchange 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, Grace Apostolic Faith Church, owner, on March 26, 1987, 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 including a proposed partial 2nd story addition, in a C1-2 Restricted Commercial District, on premises at 8233 S. Exchange Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 1987 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 May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; 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 in an existing one-story brick building formerly occupied as an American Legion Hall; that the applicant proposes to erect a partial second story addition to the existing building; that 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 provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the building on the subject site as a church will be compatible with the predominantly residential character of 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 including a proposed partial second floor addition, on premises at 8233 S. Exchange Avenue, upon condition that the parking area shall be improved with a

MINUTES OF MEETING

May 22, 1987

Cal. No. 99-87-S

compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed on the west, south and east property lines with a 6 feet high chain link fence; that the parking stalls shall be designated with striping; that lighting shall be provided which shall reflect away from residential property; that ingress and egress to the parking area shall be determined by the Bureau of Street Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking area shall be limited to the hours when services and other activities are being conducted by the applicant church and that the parking area shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Frederic Soll and Pam Z. Soll  
APPEARANCES FOR: Seymour J. Layfer  
APPEARANCES AGAINST:

CAL. NO. 100-87-Z  
MAP NO. 11-G  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 4255-59 N. Hazel Street  
SUBJECT— Application to vary the requirements of the zoning ordinance.  
ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Frederic Soll and Pam Z. Soll, for American National Bank, Tr. #67568, owner, on April 20, 1987, filed an application for a variation of the zoning ordinance to permit, in an R1 Single-Family Residence District, the erection of a one-story brick garage attached to the rear of a two-and-a-half story brick and frame single family residence, with no east rear yard instead of 5 feet required when located on a reversed corner lot whose rear lot line coincides with an adjacent side lot line, on premises at 4255-59 N. Hazel Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 3, 1987 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, §5.6-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single-Family Residence District; that the subject property is an irregularly shaped reversed corner lot with no alley access and whose west rear lot line coincides with an adjacent side lot line; that the applicants propose to erect a one-story brick garage at the rear of and connected to a two-and-a-half story single-family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that due to the configuration of the single-family residence on this irregularly shaped lot and the absence of alley access, the only suitable location for the propose garage is in the east rear yard of the site; that the plight of the owner is due to the configuration of the subject lot; and that the variation, if granted, will not affect an adequate supply of light and air to adjacent property and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

May 22, 1987

Cal. No. 100-87-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 brick garage attached to the rear of a two-and-a-half story brick and frame residence, with no east rear yard instead of 5 feet required when located on a reversed corner lot whose rear lot line coincides with an adjacent side lot line, on premises at 4255-59 N. Hazel 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: 223 W. Ontario St. Assoc. Ltd., d/b/a Ditka's  
APPEARANCES FOR: Nick Fera  
APPEARANCES AGAINST:

CAL. NO. 101-87-S  
MAP NO. 1-F  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 320 W. Erie Street  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
June 19, 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: Ameritech Mobile Communications, Inc.  
APPEARANCES FOR: Richard Connor Riley  
APPEARANCES AGAINST:  
PREMISES AFFECTED— 1260 N. Dearborn Parkway  
SUBJECT— Application for the approval of a special use.

CAL. NO. 102-87-S  
MAP NO. 3-F  
MINUTES OF MEETING  
May 22, 1987

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

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: Jorge & Carmelina Echeverria  
 APPEARANCES FOR: Alan H. Garfield  
 APPEARANCES AGAINST:

CAL. NO. 103-87-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED-- 2339 N. Janssen 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, Jorge & Carmelina Echeverria, owners, on April 24, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a 418 square feet expansion of the attic dormer of a two-story brick two dwelling unit building whose front yard will be 17 feet instead of 20 feet and which expansion will exceed by 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2339 N. Janssen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3, §7.7-3, §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987 after due notice thereof by publication in the Chicago Tribune on May 4, 1987; 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 October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the appellant seeks to expand the attic dormer of the subject site two-story brick two-dwelling unit building by 418 sq. ft. which will exceed by 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; 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 expansion is necessary to provide three bedrooms and a bath for the second floor dwelling unit; that

MINUTES OF MEETING

May 22, 1987

Cal. No. 103-87-Z

the plight of the owner is due to unique circumstances in that the said expansion of the attic dormer was started without necessary permits and that the proposed expansion is necessary for a livable second floor dwelling unit; that the variation, if granted, will be compatible with the existing residential improvements on the block 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 expansion of the attic dormer of a two-story brick two-dwelling unit building whose front yard will be 17 feet instead of 20 feet and which expansion will exceed by 15 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2339 N. Janssen 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: Christopher J. Dermody  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 104-87-A  
 MAP NO. 7-0  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED— 7359 W. Barry 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, Christopher J. Dermody, for Christopher J. Dermody and Mary Ann Dermody owners, on April 14, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a one-and-a-half story frame building as three-dwelling units, in an R2 Single-Family Residence District, on premises at 7359 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 9, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the one-and-a-half story frame building on the subject site has been occupied as three dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the one-and-a-half story frame building, on premises at 7359 W. Barry Avenue, as three dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dearborn Realty, Ltd.  
APPEARANCES FOR: John J. Pikarski, Jr.  
APPEARANCES AGAINST:

CAL. NO. 105-87-A  
MAP NO. 7-G  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 1513 W. Montana 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, Dearborn Realty, Ltd., owner, on April 14, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the attic of a two-story brick and frame non-conforming single family residence, in an M1-2 Restricted Manufacturing District, on premises at 1513 W. Montana Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 1987 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 May 22, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject two-story non-conforming brick and frame single family residence has existed at the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the attic portion of the subject building has head room exceeding 7 feet 6 inches in height and has always contained living space; that the pre-existing attic floor area is included in determining floor area ratio and therefore its utilization does not increase the existing floor area ratio; that it is proposed to dormer the attic roof and install a master bedroom; 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 dormering of the attic of a two-story brick and frame non-conforming single family residence, on premises at 1513 W. Montana 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: Yuk Chai C. Lee  
APPEARANCES FOR: Yuk Chai C. Lee, Joseph McCarthy  
APPEARANCES AGAINST:

CAL. NO. 106-87-A  
MAP NO. 6-F  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 2844 S. Wallace 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, Yuk Chai C. Lee, owner, on April 16, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a hand-painted sign business in a two-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 2844 S. Wallace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 15, 1987 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 May 22, 1987; 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 two-story brick and frame store and apartment building on the subject site was occupied for the past 70 years by a general merchandise store, a B2 use; that the appellant operates a hand-painted sign business and utilizes no photographic or other mechanical equipment in the business; that the appellant's business operation is similar to an artist studio, a B2 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 a hand-painted sign business in a two-story brick store and apartment building, on premises at 2844 S. Wallace Street, upon condition that no photographic or other mechanical equipment is used in the operation and that the business is limited to hand-painted signs; that the hours of operation shall be limited to the hours between 8 A.M. and 4 P.M., Mondays through Fridays and 8 A.M. and 12 Noon, Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Martin Cardenas  
APPEARANCES FOR: Martin Cardenas  
APPEARANCES AGAINST:

CAL. NO. 107-87-A  
MAP NO. 6-I  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED--- 2700 W. 24th 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 RESOLUTION:

WHEREAS, Martin Cardenas, for Everardo Vracamontes, owner, on April 22, 1987, 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 R4 General Residence District, on premises at 2700 W. 24th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 16, 1987 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 May 22, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject store has been occupied as a grocery store, which use was discontinued approximately two years ago; that the appellant leased the premises for a grocery store and has spent the intervening period readying the store for occupancy; that there was no intent to abandon the use of the premises as a grocery store, the fixtures having remained intact in the premises; 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 a grocery store in a two-story brick store and apartment building, on premises at 2700 W. 24th Place, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 10 P.M., daily; that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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		

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

APPLICANT: Merced Chacon  
APPEARANCES FOR: Laura Salas, Merced Chacon  
APPEARANCES AGAINST:

CAL. NO. 108-87-A  
MAP NO. 6-J  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 3001 S. Christiana 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, Merced Chacon, owner, on April 22, 1987, 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 building, in an R3 General Residence District, on premises at 3001 S. Christiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 16, 1987 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 May 22, 1987; 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 building on the subject site has been occupied by business uses, the last use having been a grocery store; that the appellant has a right to establish a grocery store at the subject site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and 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 building, on premises at 3001 S. Christiana Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 10 P.M., daily; that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Allen A. Case  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL. NO. 109-87-A  
MAP NO. 8-F  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 3235 S. Halsted 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: Donald & Jennifer Blair  
APPEARANCES FOR: Donald J. Blair  
APPEARANCES AGAINST:

CAL. NO. 110-87-A  
MAP NO. 13-L  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 5032 N. Long 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, Donald & Jennifer Blair, owners, on April 24, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store on the 1st floor of a one and two-and-a-half story brick and frame store and apartment building, in an R3 General Residence District, on premises at 5032 N. Long Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 16, 1987 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 May 22, 1987; and

WHEREAS, the district maps show that the premises are located in 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 on the first floor of the one and two-and-a-half story brick and frame store and apartment building on the subject site has been occupied by business uses, the last use having been a grocery store; that the building on the subject site also contains a printed circuits business, a C use; that the expansion of the non-conforming use throughout the building is permitted under §6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a grocery store on the first floor of a one and two-and-a-half story brick and frame store and apartment building, on premises at 5032 N. Long Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 10 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Marko Borkovich  
 APPEARANCES FOR: Marko Borkovich  
 APPEARANCES AGAINST: Roman C. Pucinski, et al.

CAL. NO. 111-87-A  
 MAP NO. 15-O  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED— 7535 W. Palatine Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marko Borkovich, owner, on April 3, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 62.5 feet by 129.5 feet improved zoning lot to be divided into two zoning lots for the purpose of erecting a single family residence on the east 31.5 feet, in an R2 Single-Family Residence District, on premises at 7535 W. Palatine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.7-2, §7.5-2, §7.8-2(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987; 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 subject site consists of two-and-a-half 25 feet by 129.5 feet lots of record containing 8,093 square feet; that the site is improved with a one-story brick single-family residence on the west side, which is connected by a breezeway to a brick garage on the east side of the lot; that the appellant seeks to divide the lot and erect a single-family residence on the east side; that the division will result in two lots containing approximately 4,079 square feet each; that §7.5-2 of the zoning ordinance provides for "5,000 square feet of lot area per dwelling unit, except that in cases where the predominant number of lots of record on the effective date of this comprehensive amendment, fronting on the same side of the street between the two nearest intersecting streets, have a lot area less than prescribed by the regulation of this district, then, and in that event, the lot area requirements shall be that of existing lot areas in the area previously described, but in no event shall the lot area requirements be less than 3,750 square feet."; that with the exception of one improved lot of record, the predominant number of improved lots in the block contain at least 4,856 square feet; that under §7.5-2 of the zoning ordinance the Board has no authority to permit the division of the subject site into two lots containing approximately 4,079 square feet each; it is therefore

MINUTES OF MEETING

May 22, 1987

Cal. No. 111-87-A

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: Saba Meat Market  
APPEARANCES FOR: Rowhi Saba  
APPEARANCES AGAINST:

CAL. NO. 112-87-A  
MAP NO. 11-I  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 4603 N. Kedzie 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 Atakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Saba Meat Market, for Miroslav Putnik, owner, on April 3, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with a proposed retail meat market in a three-story multi-store and apartment building, in a B4-2 Restricted Service District, on premises at 4603 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 1, 1987 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 May 22, 1987; 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 meat markets, including the sale of meat and meat products to restaurants, hotels, clubs and other similar establishments, is permitted in B4 Districts when conducted as part of the retail business on the premises; 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 wholesaling as an accessory use only in conjunction with a proposed retail meat market in a three-story brick multi-store and apartment building, on premises at 4603 N. Kedzie 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: Oscar's Foods  
APPEARANCES FOR: Oscar Gramata  
APPEARANCES AGAINST:

CAL. NO. 113-87-A  
MAP NO. 7-M  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 6125 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 Alakiotou  
Michael J. Howlett  
Lawrence E. Kennon  
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Oscar's Foods, for Andy Obrochta, owner, on March 24, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing wholesale meat business in a two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 6125 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 17, 1987 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 May 22, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District in a store in the two-story brick store and apartment building on the subject site occupied by an existing meat business; that the wholesaling of meat is permitted as an accessory use in conjunction with the retail business activity; 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 wholesale meat business as an accessory use only to the retail activity in a two-story brick store and apartment building, on premises at 6125 W. Belmont Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: William C. Dec  
APPEARANCES FOR: Kevin J. Rielley  
APPEARANCES AGAINST:

CAL. NO. 289-86-Z  
MAP NO. 5-F  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 1601-17 N. Sedgwick Street  
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to  
July 17, 1987.

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		

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

APPLICANT: Joseph Mroczek  
 APPEARANCES FOR: Joseph Mroczek  
 APPEARANCES AGAINST:

CAL. NO. 65-87-A  
 MAP NO. 17-O  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED-- 6678-82 N. Northwest Highway

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, Joseph Mroczek, for R. Killerman, owner, on January 28, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing metal plating and polishing business in a one-story brick building on the rear of the lot improved additionally with a one-story frame store building, in a B4-1 Restricted Service District, on premises at 6678-82 N. Northwest Highway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 28, 1987 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, §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 May 22, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District; that the metal plating and polishing business has been conducted in the one-story brick building on the rear of the subject lot since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; 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 metal plating and polishing business in a one-story brick building on the rear of a lot improved additionally with a one-story frame store building, on premises at 6678-82 N. Northwest Highway, upon condition that at all times the said operation shall conform with the performance standards established for the M1-1 to M1-5 Manufacturing Districts in Article 10 of the zoning ordinance; and that all other 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: Randall Rosset  
APPEARANCES FOR: Richard Bergford, Randall Rosset  
APPEARANCES AGAINST:

CAL. NO. 88-87-A  
MAP NO. 9-G  
MINUTES OF MEETING  
April 16, 1987 and  
May 22, 1987

PREMISES AFFECTED-- 3219-21 N. Seminary 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, Randal Rosset, owner, on March 10, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of the three-story brick and frame building on the front of the lot as five-dwelling units and the two-story brick building on the rear of the lot as two-dwelling units, in an R4 General Residence District, on premises at 3219-21 N. Seminary Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on April 16, 1987 and May 22, 1987; 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 three-story brick and frame building on the front of the lot has been occupied as five-dwelling units and the two-story brick building on the rear of the lot has been occupied as two-dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that architectural details of the buildings indicate pre-1942 continuity of said apartment use; that the appellant has a right to continue the occupancy of the three-story brick and frame building on the front of the lot as five-dwelling units and the two-story brick building on the rear of the lot as two-dwelling units, providing the buildings are brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the three-story brick and frame building on the front of the lot as five dwelling units and the two-story brick building on the rear of the lot as two-dwelling units, on premises at 3219-21 N. Seminary Avenue, upon condition that the

MINUTES OF MEETING

May 22, 1987

Cal. No. 88-87-A

buildings are brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mid Town Bank & Trust Co., Tr. #1408  
 APPEARANCES FOR: Pat Frank DeLeo  
 APPEARANCES AGAINST: Angelo Leventis, et al.

CAL. NO. 71-87-Z  
 MAP NO. 2-F  
 MINUTES OF MEETING  
 May 22, 1987

PREMISES AFFECTED— 400-02 S. Financial Place and 173-87 W. Van Buren 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, Mid Town Bank & Trust Co., Tr. #1408, owner, on March 18, 1987, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in a B6-7 Restricted Central Business District, the erection of a three-story building to be used as an off-track betting parlor and restaurant, with provision for one instead of two loading berths, on premises at 400-02 S. Financial Place and 173-87 W. Van Buren Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 1987 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, §8.10-1(3), §8.10-4(1), and §8.10-6(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 22, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-7 Restricted Central Business District; that it is proposed to erect a three-story building to be occupied by an off-track betting parlor and a McDonald's restaurant; that the applicant proposes to provide one 10 by 50 square feet enclosed loading berth for the proposed 30,000 square feet 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 there is no need for a second loading berth for the type of uses proposed at the site; that the plight of the owner is due to the proposed use of this 10,000 square feet lot; and that the variation, if granted, will not alter the essential character of the locality in that the waiver of a second loading berth for the proposed uses will not materially affect the anticipated number of truck deliveries to the site; it is therefore

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

MINUTES OF MEETING

May 22, 1987

Cal. No. 71-87-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story building with one instead of two loading berths, to be used as an off-track betting parlor and restaurant, on premises at 400-02 S. Financial Place and 173-87 W. Van Buren Street, upon condition that the location of the one loading berth and curb cut shall be determined by the Department of Streets and Sanitation or other appropriate city agency; and that all other 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:** Christ Center Church of God  
**APPEARANCES FOR:** Vincent Gilbert  
**APPEARANCES AGAINST:** A. Travis, et al.

**CAL. NO.** 80-87-S  
**MAP NO.** 20-G  
**MINUTES OF MEETING**  
May 22, 1987

**PREMISES AFFECTED—** 8319 S. Racine Avenue

**SUBJECT—** Application for the approval of a special use.

**ACTION OF BOARD—**

Case continued to  
June 19, 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		

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

APPLICANT: Norbert Gleicher  
APPEARANCES FOR: Michael Schlesinger  
APPEARANCES AGAINST:

CAL. NO. 24-87-Z  
MAP NO. 5-F  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 326 W. Wisconsin Street

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Charles Ifergan  
APPEARANCES FOR: Thomas S. Moore  
APPEARANCES AGAINST:

CAL. NO. 94-87-Z  
MAP NO. 3-E  
MINUTES OF MEETING  
May 22, 1987

PREMISES AFFECTED— 38 E. Schiller Street

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

ACTION OF BOARD—

Case continued to  
July 17, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING

May 22, 1987

Cal. No. 351-84-S

Mr. Stuart H. Glicken, for General Parking Corporation, presented a request to amend the resolution approved by the Zoning Board of Appeals on October 19, 1984 for the establishment of a 167-space attendant parking lot for the parking of private passenger automobiles, on premises at 601-27 W. Lake Street, Cal. No. 351-84-S.

The amendment requested is to allow 2-1/2 feet high bumper guards in lieu of "chain link fence and concrete curbing" along the north, south and east borders of the lot.

Mr. Glicken stated that alley traffic and traffic within the parking lot has repeatedly damaged the fencing and that replacing the fencing with guard rails will solve this problem.

Chairman Guthman moved that the request to amend be granted to permit 2-1/2 feet high steel beam guard rails along the north, south and east borders of the lot. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 22, 1987

Cal. No. 393-85-S

Mr. Richard C. Baker, for Greater Faith Temple of Love, purchaser, presented a request for an extension of time in which to submit drawings and obtain necessary permits for renovation of the one and two-story brick building at 10747 S. Halsted Street, said building approved for use as a church by the Zoning Board of Appeals on December 13, 1985.

Mr. Baker stated that Greater Faith Temple of Love recently purchased the building at 10747 S. Halsted Street in order to establish a church. The previous contract purchaser of the property, Christ Temple Church, applied for and received approval for the establishment of a church at the site on December 13, 1985, in Cal. No. 393-85-S.

Mr. Baker further stated that Greater Faith Temple of Love wishes to use the property for a church in the same manner as was approved by the Board for Christ Temple Church and that all conditions stated in the resolution granted by the Board on December 13, 1985 will be complied with.

Chairman Guthman moved that Greater Faith Temple of Love be allowed to continue the use of the property at 10747 S. Halsted Street as a church and that an extension of time be granted until December 13, 1987 to enable Greater Faith Temple of Love to submit drawings and obtain the necessary building permits for renovation of the property. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 22, 1987

Cal. No. 50-87-S and

Cal. No. 51-87-Z

Mr. John J. Pikarski, Jr., for the Society for Visual Education, Inc., owner, presented a request to file new applications for a special use for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2740-42 N. Wayne Avenue, to serve a business located at 1345 W. Diversey Parkway, and a variation to permit the parking of automobiles in the required 15 feet front yard of said parking lot, which applications were denied by the Zoning Board of Appeals on April 16, 1987, in Cal. Nos. 50-87-S and 51-87-Z.

Mr. Pikarski stated that he believes that a re-drawing of the parking lot configuration can be made more compatible in the interest of the adjoining property owner who was in opposition to the proposed use.

Chairman Guthman moved that the request to file new special use and variation applications be granted. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 22, 1987

Cal. No. 52-87-S and

Cal. No. 53-87-Z

Mr. John J. Pikarski, Jr., for Jeremiah McMahon, presented a request to amend the resolutions approved by the Board on March 20, 1987 for the establishment of dwelling units on the first floor of four proposed one-story single-family dwelling units whose side yards will be 3 feet except the south side yard adjacent to W. 65th Street which will be 1.87 feet, instead of the required 5 feet each, on premises at 6448, 6450, 6454 and 6456 S. Laporte Avenue, Cal. Nos. 52-87-S and 53-87-Z.

Mr. Pikarski requested that the aforesaid resolutions be amended to reflect the following addresses: 6448, 6452, 6454 and 6458 S. Laporte Avenue instead of 6448, 6450, 6454 and 6456 S. Laporte Avenue. The new addresses are required by the Zoning Administrator inasmuch as they accurately reflect the street number certificates issued by the Department of Maps and Plats.

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

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

MINUTES OF MEETING

May 22, 1987

Cal. No. 54-87-S and

Cal. No. 55-87-Z

Mr. John J. Pikarski, Jr., for Jeremiah McMahon, presented a request to amend the resolutions approved by the Board on March 20, 1987 for the establishment of dwelling units on the first floor of three proposed one-story single-family dwellings whose side yards will be 3 feet except the south side yard adjacent to W. 65th Street which will be 2.19 feet, instead of the required 5 feet each, on premises at 6453, 6455 and 6457 S. Lavergne Avenue, Cal. Nos. 54-87-S and 55-87-Z.

Mr. Pikarski requested that the aforesaid resolutions be amended to reflect the following addresses: 6453, 6455 and 6459 S. Lavergne Avenue instead of 6453, 6455 and 6457 S. Lavergne Avenue. The new addresses are required by the Zoning Administrator inasmuch as they accurately reflect the street number certificates issued by the Department of Maps and Plats.

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

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

MINUTES OF MEETING

May 22, 1987

Cal. No. 91-85-Z

Mr. John J. Pikarski, Jr., for H. Eric Johnson, presented a request for an extension of time in which to proceed with the construction activities in the dormering of the attic of a two-story two-dwelling unit building with no rear yard instead of 30 feet, on premises at 1110 W. Drummond Place, approved by the Zoning Board of Appeals on March 15, 1985, Cal. No. 91-85-Z.

Mr. Pikarski stated that Mr. Johnson did not have the funds to proceed with the rehabilitation work when the case was heard by the Board on March 15, 1985. The applicant now has the funds and wishes to proceed immediately.

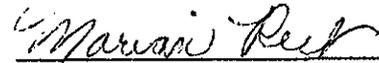
Chairman Guthman moved that the request be granted and the time extended to September 15, 1987 to allow the applicant to proceed with the rehabilitation activities. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING  
May 22, 1986

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on June 19, 1987.

  
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Secretary