

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, July 17, 1987

at 9:00 A.M., 10:30 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

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Mr. Kennon moved that the Board approve the minutes of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 19, 1987 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Department of Housing, City of Chicago
 APPEARANCES FOR: Albert Nichele
 APPEARANCES AGAINST:

CAL NO. 132-87-Z
 MAP NO. 28-E
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED-- 11757 S. State Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Department of Housing, City of Chicago, owner, on June 2, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a full 2nd story addition to an existing one-story frame single family dwelling, whose north side yard will be 1 foot instead of 3 feet and whose rear yard will be 1 foot instead of 30 feet, on premises at 11757 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 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, §7.8-3(1), §7.9-3."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 applicant proposes to rehabilitate the existing one-story frame single family dwelling on the subject site and erect a full second story addition to said structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed in this district in that to rehabilitate the existing one-story structure without a full second story addition would be economically unfeasible; that the plight of the owner is due to unique circumstances in that the location of the existing structure in the entire rear yard necessitates the requested yard variations; and that the rehabilitated single family dwelling with the proposed second floor addition will be situated on the existing foundation and will not alter the essential character of the locality; it is therefore

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

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2nd story addition to an existing one-story frame single family dwelling, whose north side yard will be 1 foot instead of 3 feet and whose rear yard will be 1 foot instead of 30 feet, on premises at 11757 S. State 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: William Tarsa
 APPEARANCES FOR: William Tarsa
 APPEARANCES AGAINST:

CAL. NO. 133-87-Z
 MAP NO. 14-N
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 6227 S. Natoma Avenue

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

ACTION OF BOARD—

Variations 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, William Tarsa, for Michael and Carol McKee, owners, on June 12, 1987, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, a 20' x 41' second floor addition to a one-story brick single family residence, whose side yards will be 2.5 feet instead of 3.75 feet each and whose floor area ratio will be 0.6 instead of 0.5, on premises at 6227 S. Natoma Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 22, 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, §7.6-2, §7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 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 variations requested are necessary to meet the needs of the owners' family; that the plight of the owners is due to unique circumstances in that the proposed second floor addition, containing two bedrooms, bath, den and playroom, is needed to accommodate two elderly family members and provide additional space for the owners' children; and that the proposed addition will follow the existing building wall lines and will be compatible with the improvements in the neighborhood 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 a 20 feet by 41 feet second floor addition to a one-story brick single family residence, whose side yards

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will be 2.5 feet instead of 3.75 feet each and whose floor area ratio will be 0.6 instead of 0.5, on premises at 6227 S. Natoma 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: D.L.G. Development
APPEARANCES FOR: David Gassman
APPEARANCES AGAINST: Marc Sherwood, et al.

CAL. NO. 134-87-Z
MAP NO. 2-G
MINUTES OF MEETING
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PREMISES AFFECTED— 1526-28 W. Jackson Boulevard
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

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, D.L.G. Development, for Capitol Bank and Trust, Tr. #1279, owner, on June 4, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story 27' x 60' building containing five parking spaces on the ground floor and one-dwelling unit above and connected to the front three-story brick four-dwelling unit building by a 4 feet wide enclosed walkway, whose side yards will be 3 feet instead of 3.3 feet each and with no rear yard instead of 30 feet, on premises at 1526-28 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §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 July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 applicant proposes to erect a two-story 27 feet by 60 feet garage building with one dwelling unit above, on a 4,208 sq. ft. lot improved with a three-story brick four dwelling unit building on the front of the lot; that it is also proposed to connect the garage and dwelling unit building with the front building by means of a 4 feet wide by 43 feet long by 8 feet high enclosed walkway; that the Board finds that although the proposed parking garage is a permitted obstruction in the required rear yard, the proposed second story dwelling unit will create a building much larger than the other coach-house style buildings in the block; that the proposed connecting walkway serves only as a means of linking the two buildings together to make one building in order to meet the code requirement against two principal buildings on a zoning lot; that the proposed garage building with an second story dwelling unit and connecting walkway is an overbuilding of the subject lot and is not in character with the existing residential structures in the block; it is therefore

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

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

APPLICANT: Douglas B. Gillespie
 APPEARANCES FOR: Douglas B. Gillespie
 APPEARANCES AGAINST:

CAL. NO. 135-87-Z
 MAP NO. 17-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 1301 W. Arthur 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, Douglas B. Gillespie, for Rowland W. Chang and Deborah Sobol, owners, on June 11, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story 14' x 18.5' addition to the rear of a two-and-a-half story brick two-dwelling unit building, which addition will exceed by 7.8% (490 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance and whose west side yard will be 3 feet instead of 6 feet, on premises at 1301 W. Arthur Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 26, 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, §7.6-3, §7.8-3, §7.9-3, §11.7-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provision of §6.4-2(1)."; that the appellant seeks to erect a 490 sq. ft. second story addition to the rear of a two-and-a-half story brick two-dwelling unit building which will exceed by 7.8% 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 second story addition to the rear of the two-and-a-half story building on the subject site is necessary to meet the needs of the owners; that the plight of the owners is due to the need to replace

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an old and unsafe partially enclosed rear porch and expand the present kitchen into the enlarged replaced porch; that the proposed addition, which will maintain the existing building lines on the west side, will be compatible with existing improvements in this residential neighborhood and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 14 feet by 18.5 feet addition to the rear of a two-and-a-half story brick two-dwelling unit building, which addition will exceed by 7.8% (490 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance and whose west side yard will be 3 feet instead of 6 feet, on premises at 1301 W. Arthur 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: Greater Pisidia Baptist Church

CAL. NO. 136-87-S

APPEARANCES FOR:

MAP NO. 16-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1723-25 W. 69th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 21, 1987.

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: South-East Asia Center, an Illinois Not-for-Profit Corporation

CAL. NO. 137-87-S

APPEARANCES FOR: Kevin Rielley

MAP NO. 13-G

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1124 W. Ainslie 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, South-East Asia Center, an Illinois Not-for-Profit Corporation, for Peter Porr, owner, on June 17, 1987, filed an application for a special use for the approval of the location and the establishment of a day care center as an accessory use to an existing community center in a two-story brick building, in a C2-3 General Commercial District, on premises at 1124 W. Ainslie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §9.4-1(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 1987; and

WHEREAS, the district maps show that the premises are located in a C2-3 General 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 C2-3 General Commercial District; that the applicant operates a community center at the subject site providing literacy and job training counseling and other services to the southeast asian community; that the proposed day care center is necessary for the public convenience at this location to provide day care services for children of those persons attending the community center's activities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed day care center with provision for off-street parking at 4900 N. Broadway and which will comply with all applicable city and state regulations governing the establishment and operation of day care centers; and that the proposed use is compatible with the existing residential and business 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 the Zoning Administrator is authorized to permit the establishment of a day care center as an accessory use to an existing community center in a two-story brick building, on premises at 1124 W. Ainslie Street, upon condition that all applicable ordinances of the City of Chicago

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Cal. No. 137-87-S

shall be complied with before a permit is issued; and be it further

RESOLVED, that the 5 employee parking spaces shall be established at 4900 N. Broadway as provided in Calendar No. 138-87-S and that it shall be the continuing obligation of the applicant to maintain said parking spaces as provided in §5.8-5 of the zoning ordinance.

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

APPLICANT: South-East Asia Center, an Illinois Not-for-Profit Corporation
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL. NO. 138-87-S
 MAP NO. 13-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 4900 N. Broadway
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, South-East Asia Center, an Illinois Not-for-Profit Corporation, for Bank of Ravenswood, Tr. #25-7416, owner, on June 17, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 5 leased parking spaces at the rear of an existing gas station/car wash building, in a C2-3 General Commercial District, on premises at 4900 N. Broadway, to satisfy the employee parking requirements for a proposed day care center at 1124 W. Ainslie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §9.11."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 1987; and

WHEREAS, the district maps show that the premises are located in a C2-3 General 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 C2-3 General Commercial District; that on July 17, 1987, in Cal. No. 137-87-S, the Board approved the establishment of a day care center as an accessory use to an existing community center at 1124 W. Ainslie Street; that the applicant proposes to lease 5 parking spaces at the rear of an existing gas station and car wash building located at 4900 N. Broadway; that the leasing of 5 parking spaces at 4900 N. Broadway is necessary to satisfy off-street parking requirements for the employees of the day care center at 1124 W. Ainslie Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the 5 parking spaces to be leased to the applicant for a period of 10 years; and that the establishment of 5 leased parking spaces on the subject site, with provision for a bumper guard rail, will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

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Cal. No. 138-87-S

Zoning Administrator is authorized to permit the establishment of 5 leased parking spaces at the rear of an existing gas station/car wash building, on premises at 4900 N. Broadway, to satisfy the employee parking requirements for a day care center at 1124 W. Ainslie Street, upon condition that a steel beam guard rail shall be erected on the west lot line separating the 5 parking spaces from the public alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: St. Pascal Association

CAL. NO. 139-87-S

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1645 W. LeMoyné 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		

Case continued to
August 21, 1987.

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

APPLICANT: St. Pascal Association

CAL. NO. 140-87-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— Appeal from the decision of the Office of the Zoning Administrator.

SUBJECT—

ACTION OF BOARD—

Case continued to
August 21, 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: Terry Fouks
APPEARANCES FOR: David A. Upah
APPEARANCES AGAINST:

CAL. NO. 141-87-A
MAP NO. 9-G
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED-- 3831 N. Fremont 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, Terry Fouks, owner, on May 28, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of 61 dwelling units and 20 lodging rooms to 81 dwelling units in a five-story brick building, in an R5 General Residence District, on premises at 3831 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 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, §7.5-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 said use is located in an R5 General Residence District; that the five-story brick building on the subject site had been occupied as 61 dwelling units and 20 lodging rooms since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the 20 lodging rooms were converted in the year 1940 to 20 efficiency dwelling units, each containing single kitchen facilities; that the appellant has a right to maintain the subject site building as 81 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 permit 81 dwelling units in a five-story brick building, on premises at 3831 N. Fremont Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: God's House of Holiness in Christ
APPEARANCES FOR: Richard Russell
APPEARANCES AGAINST: Peter Bryant

CAL. NO. 142-87-S
MAP NO. 26-F
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 544-46 W. 103rd 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, God's House of Holiness in Christ, owner, on June 19, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 44' x 75' 250-seat church building, in a B4-1 Restricted Service District, on premises at 544-46 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 29, 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 July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 on February 19, 1982, in Cal. No. 9-82-S, the Board approved the establishment of the applicant church in a two-story brick building at 538-40 W. 103rd Street; that the applicant proposes to construct a new 250-seat church building on vacant land directly to the west at 544-46 W. 103rd Street and establish off-street parking at the rear of both sites; that the applicant will continue to use the building at 538-40 W. 103rd Street as a church hall for related activities; that a church at the subject site is necessary to continue to accommodate the members of the applicant church 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 meet all applicable building code regulations and which will provide adequate off-street parking; and that the proposed church will not cause substantial injury to the value of other property in the neighborhood in that this is an area of mixed uses with much vacant land and no demand for business uses; it is therefore

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

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Cal. No. 142-87-S

Zoning Administrator is authorized to permit the erection of a one-story 44 feet by 75 feet 250-seat church building, on premises at 544-46 W. 103rd Street, upon condition 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 two feet high steel beam guard rails shall be erected on the west, north and east lot lines; that striping shall be provided; that lighting shall be provided which reflects away from abutting residential property; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the alley abutting the site shall not be used for ingress nor for egress; that the parking area shall be securely locked at all times when not in use by the applicant 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 said parking area 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: Kenneth A. Schroeder, Alan Nissenbaum, Howard B. Weinper

CAL. NO. 143-87-Z

APPEARANCES FOR: Gerald M. Petacque

MAP NO. 7-F

APPEARANCES AGAINST: Lena Jacobs

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July 17, 1987

PREMISES AFFECTED— 3116-22 N. Orchard Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kenneth A. Schroeder, Alan Nissenbaum and Howard B. Weinper, for James A. Quinn and Katherine Ann Quinn, owners, on June 19, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story five-dwelling unit townhouse addition connected to three existing one-and-a-half and two-story residences for a total of eight townhouse dwelling units, with no side yards instead of 9.4 feet each and no rear yard instead of 30 feet, on premises at 3116-22 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.8-5, §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 July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 an 11,456 sq. ft. lot which abuts the rear yards of lots to the north, south and west; that the subject site is improved with three old frame residential buildings in poor condition - two structures fronting on N. Orchard Street and one in the rear north-west corner of the lot; that the applicants propose to rehabilitate the three existing structures and to erect a three-story five-dwelling unit townhouse structure which will be connected to the three buildings for a total of eight townhouse dwelling units; 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 it is not economically feasible to renovate the existing three structures as they are presently situated on the subject lot without the proposed three-story five-dwelling unit townhouse addition; that the plight of the owner is due to the configuration of the three existing buildings on the subject lot; and that the variations, if granted, will not alter the essential character of

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the locality in that the proposed townhouse development is located in an area in which most of the existing residential improvements do not comply with yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story five-dwelling unit townhouse addition connected to three existing one-and-a-half and two-story residences for a total of 8 townhouse dwelling units, with no side yards instead of 9.4 feet each and no rear yard instead of 30 feet, on premises at 3116-22 N. Orchard 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: Mayer, Jeffers, Gillespie-Architects
 APPEARANCES FOR: Malcolm S. Kamin
 APPEARANCES AGAINST:

CAL. NO. 144-87-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 909 W. Webster Avenue

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

ACTION OF BOARD—

Variations 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, Mayer, Jeffers, Gillespie-Architects, for Diana Segal, owner, on June 19, 1987, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story 24' x 31.5' addition to the east side of an existing three-story brick proposed two-dwelling unit building, whose east side yard will be 2 feet instead of 4.8 feet, on premises at 909 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §8.7-4(1), §11.7-4(1)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 site is a double lot improved with a brick three-dwelling unit and two-car garage on the west lot; that the applicant proposes to deconvert the three-dwelling unit building to two dwelling units and erect the proposed addition to the east side of the proposed two-dwelling unit 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 the proposed two-story addition to the rear of the existing three-story building is necessary to provide additional living space in the owner's duplex dwelling unit; that the plight of the owner is due to the configuration of the existing three-dwelling unit building and the need to provide an efficient floor plan; that the proposed two-story addition will not affect an adequate supply of light and air provided to the building at 903 W. Webster Avenue by an existing light well; that the proposed two foot east side yard set back provides adequate space to allow for maintenance to the building at 903 W. Webster Avenue; and that the variations, if granted, will not alter the essential character

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of the locality in that the subject site is located in a block in which all of the residential improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 24' by 31.5' addition to the east side of an existing three-story brick proposed two-dwelling unit building, whose east side yard will be 2 feet instead of 4.8 feet, on premises at 909 W. Webster 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: Bernard E. Blayer
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 145-87-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 924 W. Montana Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bernard E. Blayer for Bernard E. Blayer and Nancy O. Blayer, owners, on June 22, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story addition to the rear of an existing two-story frame proposed single family residence on an irregularly shaped lot, whose rear yard ranges from 4 feet to 19 feet instead of 30 feet, on premises at 924 W. Montana Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 19, 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, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 property is an irregularly shaped lot whose rear yard ranges from 3 feet 6 inches to 19 feet; that the applicant proposes to erect a two-story addition to the rear of an existing two-story six-dwelling unit building to be renovated and deconverted to a 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 the requested variation is necessary to construct an addition to meet the needs of the applicant; that the plight of the owner is due to the configuration of the building on this irregularly shaped lot, the only suitable location for the proposed addition being in the north rear yard of the site; and that the variation, if granted, will be compatible with the existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

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

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story frame proposed single family residence on an irregularly shaped lot, whose rear yard ranges from 3 feet 6 inches to 19 feet instead of 30 feet, on premises at 924 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: Bernard I. Citron
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST:

CAL. NO. 146-87-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 2702 N. Magnolia 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, Bernard I. Citron, for Patrica C. Kroness and Louis J. Cohen, owners, on June 19, 1987 filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2nd floor addition over the rear one-story portion of an existing one and two-and-a-half story frame proposed single family residence whose north side will be .51 feet instead of 5 feet and whose west rear yard will be 4.75 feet instead of 30 feet, and to permit the erection of a garage attached to the south thereof whose south side yard will be 1 foot and with no west rear yard instead of 5 feet each, on premises at 2702 N. Magnolia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §5.6-4, §5.7-5(3), §7.8-3."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 subject site is a reversed corner lot improved with a two-and-a-half story frame two-dwelling unit building, built in 1884; that the owners propose to deconvert the existing two-dwelling unit building to a single family residence and erect a second floor addition over the existing one-story portion of the building on the site; that the owners also propose to reconstruct the existing one-story frame garage building located in the southwest corner of the lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 2nd story addition and reconstructed garage are necessary to meet the lifestyle needs of the owners; that the plight of the owners is due to the configuration of the existing pre-zoning ordinance structure on this reversed corner lot; and that the variations, if granted, which are necessitated by the deconversion of the two dwelling unit

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building into a single family residence, will not alter the essential character of the locality in that the proposed second story addition will follow the lines of the existing first floor portion of the structure; 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 2nd floor addition over the rear one-story portion of an existing one and two-and-a-half story frame proposed single family residence whose north side yard will be .51 feet instead of 5 feet and whose west rear yard will be 4.75 feet instead of 30 feet, and to permit the erection of a garage attached to the south thereof whose south side yard will be 1 foot and with no west rear yard instead of 5 feet each, on premises at 2702 N. Magnolia 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: Walter Moon
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 147-87-A
MAP NO. 5-G
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 2243 N. Wayne 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, Walter Moon, for April Ross Moon, owner, on June 22, 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 non-conforming residential building (proposed single family dwelling) on the front of a lot additionally improved with a frame non-conforming residential building at the rear, in an M1-2 Restricted Manufacturing District, on premises at 2243 N. Wayne Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 brick non-conforming residential building on the front of the lot 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 contains 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; 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 dormering of the attic of a two-story brick non-conforming residential building (proposed single family dwelling) on the front of a lot additionally improved with a frame non-conforming residential building at the rear, on premises at 2243 N. Wayne 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: Niels A. Olsen
APPEARANCES FOR: Niels A. Olsen
APPEARANCES AGAINST:

CAL. NO. 148-87-A
MAP NO. 5-H
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 1900-04 N. Milwaukee 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, Niels A. Olson, owner, on June 19, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify six-dwelling units above a 1st floor machine shop in a three-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 1900-04 N. Milwaukee Avenue; and

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 said use is located in an M1-2 Restricted Manufacturing District; that the three-story brick building on the subject site has contained six non-conforming dwelling units above a 1st floor machine shop 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 above the 1st floor machine shop as six 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 six dwelling units above a 1st floor machine shop in a three-story brick building, on premises at 1900-04 N. Milwaukee Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Joseph Suchec
 APPEARANCES FOR: Warren E. Spitz
 APPEARANCES AGAINST: Charles B. Berstein, John Beal

CAL. NO. 149-87-A
 MAP NO. 12-C
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 5124-28 S. Hyde Park Boulevard
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Joseph Suchec, owner, on June 12, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a three-story brick building as 8 dwelling units with no provision for 8 off-street parking spaces, in an R7 General Residence District, on premises at 5124-28 S. Hyde Park Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, §7.12-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987; and

WHEREAS, the district maps show that the premises are located in an R7 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 R7 General Residence District; that the evidence presented by the appellant indicates that the subject site building contained 8 dwelling units with no off-street parking prior to the passage of the parking ordinance on August 18, 1953; that an objector testified that he had conversation with neighbors and the Department of Inspectional Services, all of whom stated that the building contained 7 dwelling units; that due to the conflicting testimony, the Board subsequently initiated a search of the building records in the Department of Inspectional Services which revealed the following: that a Circuit Court suit was filed by the City against the subject site building in June, 1966, No. 66 CH 1635, alleging an illegal English basement apartment; that the firm of Graff and Check, then management agents of the subject site, advised the tenant that the said apartment would have to be vacated in order to conform to the Building Code of the City of Chicago and that said apartment would henceforth not be available to the general public as an apartment dwelling unit; that a permit was issued to deconvert the building to its original 7 dwelling units and to remove 4 plumbing fixtures; that said suit was then dismissed on October 13, 1966; that subsequent inspections of the subject site building, as late as 1984, state that the use of the subject site building is 7 dwelling units; that the Board finds

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that the 8th dwelling unit in the subject site building had been removed by court order and that the appellant has a right to use the subject site building as 7 dwelling units only; it is therefore

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

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

APPLICANT: Robert G. Knapp
APPEARANCES FOR: Robert G. Kanpp
APPEARANCES AGAINST:

CAL NO. 150-87-A
MAP NO. 5-G
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 1900 N. Halsted Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert G. Knapp, for American National Bank, Tr. #66479, owner, on June 5, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate office in the store on the first floor of a two-and-a-half story brick store and apartment building, in an R4 General Residence District, on premises at 1900 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 26, 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 July 17, 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 non-conforming store on the first floor of the two-and-a-half story brick store and apartment building has been occupied by business uses, the last use having been a dental office, which use recently ceased operation; that the change of use to a real estate office 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 real estate office in the store on the first floor of a two-and-a-half story brick store and apartment building, on premises at 1900 N. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Monday through Saturday; 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: Ikechukwu Okasili
APPEARANCES FOR: Ikechukwu Okasili
APPEARANCES AGAINST:

CAL. NO. 151-87-A
MAP NO. 30-E
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 12234 S. Michigan 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, Ikechukwu Okasili, owner, on June 9, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fruit and vegetable market in a one-story brick store building, in an R3 General Residence District, on premises at 12234 S. Michigan Avenue; and

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 one-story store building on the subject site has been previously occupied by a tavern, a B4 use, which use recently ceased operation; that the appellant proposes to establish a fruit and vegetable market with limited accessory grocery and dairy items, a B1 use, at the site; that the change of use to a fruit and vegetable market with limited accessory grocery and dairy items 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 fruit and vegetable market with accessory grocery and dairy items in a one-story brick store building, on premises at 12234 S. Michigan Avenue, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 6:30 P.M., Monday through Saturday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Nicole Bergere
 APPEARANCES FOR: Nicole Bergere
 APPEARANCES AGAINST: Constance P. Kollyras
 PREMISES AFFECTED— 2113-15 W. Touhy Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.
 ACTION OF BOARD—

CAL. NO. 152-87-A
 MAP NO. 17-H
 MINUTES OF MEETING
 July 17, 1987

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

THE RESOLUTION:

WHEREAS, Nicole Bergere, for Long-Kogen, owner, on June 9, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with a retail bakery in a one-story brick multi-store building, in a B2-2 Restricted Retail District, on premises at 2113-15 W. Touhy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 11, 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, §8.3-2."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District in a store in a one-story brick multi-store building occupied by an existing retail bakery; that the appellant proposes to wholesale bakery items on a limited basis; that the existing retail bakery operation will not be expanded in any way by the proposed wholesaling operation; that no delivery trucks will be used in the proposed activity; that the wholesaling of bakery items on a limited scale is an accessory use; 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 a retail bakery in a one-story brick multi-store building, on premises at 2113-15 W. Touhy Avenue, upon condition 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: Ernest A. Flores
APPEARANCES FOR: Ernest A. Flores
APPEARANCES AGAINST:

CAL. NO. 153-87-A
MAP NO. 20-B
MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 8307 South Shore Drive
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ernest A. Flores, for Vincent and Maria Flores, owners, on June 12, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 8307 South Shore Drive; and

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 in the existing non-conforming store in the building on the subject site occupied by a licensed grocery store; that on October 18, 1974 the Board approved the establishment of a grocery store at the subject site, in Cal. No. 269-74-A; that the appellant seeks to add as an accessory use the dispensing of deli items and ice cream to the customers of the existing grocery store; 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 reversed and he is authorized to permit the dispensing of food as an accessory use only in an existing grocery store in a two-story brick store and apartment building, on premises at 8307 South Shore Drive, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 9 P.M., daily; that there shall be no automatic amusement machines on the premises; that the dispensing of food shall be limited to within the existing non-conforming grocery store area within the existing

MINUTES OF MEETING

July 17, 1987

Cal. No. 153-87-A

non-conforming building and shall not be expanded beyond this area in any manner; that the issuance of a food dispenser license for the subject site shall hereby be considered a right to conduct only limited accessory food service as stated herein, and shall not be construed as a right to operate a restaurant at the site; 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: Ruben Alcantar

CAL. NO. 154-87-A

APPEARANCES FOR:

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1987

PREMISES AFFECTED— 3308-12 S. Morgan Street

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

ACTION OF BOARD—

Case continued to
August 21, 1987.

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: George Chambers

CAL. NO. 155-87-A

APPEARANCES FOR:

MAP NO. 14-F

APPEARANCES AGAINST:

MINUTES OF MEETING

July 17, 1987

PREMISES AFFECTED— 5658 S. Perry Avenue

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

ACTION OF BOARD—

Case continued to
August 21, 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: Sears, Roebuck and Company **CAL. NO.** 156-87-A
PEARANCES FOR: Earl L. Neal **MAP NO.** 2-F
APPEARANCES AGAINST: Robert M. Tarnoff **MINUTES OF MEETING**
July 17, 1987
PREMISES AFFECTED-- 200-32 W. Quincy Street, 201-19 S. Franklin Street,
 201-33 W. Adams Street and 200-18 S. Wells 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
Abstain		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Sears, Roebuck and Company, for Homart Development Co., owner, on June 23, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the suspension of the 810 parking spaces in a five-level parking facility as required parking for the Sears Tower at 233 S. Wacker Drive -- as approved by the Board on February 21, 1975 in Calendar No. 2-75-S -- until completion of a proposed 46-story retail and office space building on the subject site, on premises at 200-32 W. Quincy Street, 201-19 S. Franklin Street, 201-33 W. Adams Street and 200-18 S. Wells Street, at which time said required parking spaces will be reinstated within said proposed building; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 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, §11.10-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987; and

WHEREAS, the district maps show that the premises are located in C3-7 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C3-7 Commercial-Manufacturing District; that on February 21, 1975 the Board approved the establishment of an off-site parking facility for the parking of 810 automobiles in a 5-level parking garage at the subject site to fulfill parking requirements for the Sears Tower at 233 S. Wacker Drive, in Calendar No. 2-75-S; that the owner of the property, Homart Development Co., proposes to erect a 47-story office building with ground level retail space and off-street parking facilities; that Homart Development Co. requests a temporary abatement of the 810 parking spaces granted to Sears, Roebuck and Company by the Zoning Board of Appeals on February 21, 1975 in Calendar No. 2-75-S for a period of approximately 30 months; that upon completion of construction of the proposed retail and office development, Homart Development Co. will reinstate at the same location the 810 parking spaces required for the Sears Tower and provide, under current zoning requirements, 162 additional parking spaces for use by the tenants of the proposed

MINUTES OF MEETING

July 17, 1987

Cal. No. 156-87-A

retail and office building; that the subject site is located in an area serviced by many existing public parking facilities and that several public parking garages are under construction at this time which will absorb the demand for public parking spaces during the demolition and construction period; that although there will be increased short-term parking demands in this area of the Loop as a result of the temporary suspension of the existing 810 parking space facility, significant long-term benefits will accrue upon completion of this approximately 150 million dollar development; 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 allow the suspension of the 810 parking spaces in a 5-level parking facility for a period of approximately 30 months, on premises at 200-32 W. Quincy Street, 201-19 S. Franklin Street, 201-33 W. Adams Street & 200-18 S. Wells Street, as required parking for the Sears Tower at 233 S. Wacker Drive - as approved by the Board on February 21, 1975 in Calendar No. 2-75-S - until completion of a proposed 47-story retail and office space building on the subject site, at which time said required parking spaces shall be reinstated within said proposed building.

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

APPLICANT: Bernard Rowgalo
 APPEARANCES FOR: Michele E. McGuire
 APPEARANCES AGAINST:

CAL. NO. 157-87-A
 MAP NO. 11-J
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 4307 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, Bernard Rowgalo, for Bernard Rowgalo and Janina Rowgalo, owners, on June 23, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a two-story frame building as three dwelling units, in an R3 General Residence District, on premises at 4307 N. Bernard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 19, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 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 two-story frame building on the subject site has been occupied as three dwelling units and a store since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to use 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 permit the use of the two-story frame building, on premises at 4307 N. Bernard Street, 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 808

APPLICANT: Bernard Rowgalo

CAL. NO. 125-87-A

APPEARANCES FOR:

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1987

PREMISES AFFECTED— 4307 N. Bernard Street

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

ACTION OF BOARD—

Appeal withdrawn upon
motion of the appellant.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

APPLICANT: Booth & Gray, Inc.
 APPEARANCES FOR: Nathaniel House, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7300-20 S. Stony Island Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 115-87-S
 MAP NO.
 MINUTES OF MEETING
 June 19, 1987 and
 July 17, 1987

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, Booth & Gray, Inc., owner, on May 15, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 29' x 44' automobile washing facility, in a C2-2 General Commercial District, on premises at 7300-20 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §9.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 1987 and July 17, 1987 after due notice thereof by publication in the Chicago Tribune on June 1, 1987; and

WHEREAS, the district maps show that the premises are located in a C2-2 General 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 C2-2 General Commercial District; that the subject site is vacant land which abuts an automobile service station to the north; that it is proposed to construct a one-story 29 feet by 44 feet automobile washing facility at the site; that a feasibility study made of the area indicates the need for an automobile washing facility at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the automobile washing facility to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the commercial and business 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 erection of a one-story 29 feet by 44 feet automobile washing facility, on premises at 7300-20 S. Stony Island Avenue, upon condition that fencing shall be erected on the west lot line to screen the facility from residential property across the alley; that ingress and egress shall be from S. Stony Island

MINUTES OF MEETING

July 17, 1987

Cal. No. 115-87-S

Avenue; that a "Right Turn Only" sign shall be provided at the exit on S. Stony Island Avenue; that the alley abutting the facility shall not be used for ingress nor for egress; that a heating element shall be installed in the pavement at the exit from the facility to prevent icing; that the hours of operation shall be limited to the hours between 7 A.M. and 6 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: General Parking Corporation

CAL. NO. 117-87-S

APPEARANCES FOR:

MAP NO. 2-E

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1987

PREMISES AFFECTED— Application for the approval of a special use.

SUBJECT— 616 S. Michigan Avenue

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 806

APPLICANT: Butternut Square Associates

CAL. NO. 120-87-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
July 17, 1987

PREMISES AFFECTED— 1435-71 W. Webster Avenue and 1406-62 W. Shakespeare Avenue

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

ACTION OF BOARD—

Case continued to
September 18, 1987.

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: New World Automotive Distributors, Inc.
 APPEARANCES FOR: Robert Esserman
 APPEARANCES AGAINST:

CAL. NO. 127-87-A
 MAP NO. 13-G
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 4860 N. Clark 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, New World Automotive Distributors, Inc., owner, on April 30, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an automobile repair license for the installation of automobile parts sold on-site in a two-story brick building, in a B2-2 Restricted Retail District, on premises at 4860 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 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, §8.3-2."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the two-story brick building on the subject site was previously occupied as an automobile repair shop under C1 zoning; that the rezoning of the property in 1979 to B2-2 zoning made the use at the subject site non-conforming; that the automobile repair business ceased operation in 1985 when the appellant purchased the property; that the change of use to an automobile parts business with accessory installation of said automobile parts on site is a proper substitution of use under §6.4-7 of the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of 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 certify an automobile repair license for the installation of automobile parts sold on-site in a two-story brick building, on premises at 4860 N. Clark Street, upon condition 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: Inland Property Management, Inc.
 APPEARANCES FOR: John George
 APPEARANCES AGAINST:

CAL. NO. 128-87-A
 MAP NO. 15-G
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 6030 N. Sheridan Road
 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 Ataklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, Inland Property Management, Inc., for Merchants National Bank of Aurora, Tr. #3768, owner, on May 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the parking spaces required for the tenants of a 21-story 258-dwelling unit building to be rented to the general public at times when they are not in use, in an R6 General Residence District, on premises 6030 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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, §7.3-6."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 17, 1987; and

WHEREAS, the district maps show that the premises are located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R6 General Residence District; that the subject site is improved with a 21-story 258-dwelling unit building containing 150 garage parking spaces, erected in 1952; that 81 parking spaces are rented on a monthly basis to the tenants of the building and the balance of the spaces are rented as public parking to guests and business patrons of the building only; that such parking use has been conducted at the site since prior to the adoption of the 1957 comprehensive amendment to the zoning ordinance until January, 1987, at which time the public parking ceased due to licensing problems; that the appellant has a right to continue the use of the parking spaces as stated above; 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 parking spaces required for the tenants of a 21-story 258-dwelling unit building to be rented as public parking to guests and business patrons of the building only, on premises at

MINUTES OF MEETING
July 17, 1987
Cal. No. 128-87-A

6030 N. Sheridan Road, upon condition that the public parking use shall be limited to a space-available basis so as not to interfere with the continuing parking obligation the building has to its residential tenants; that signage stating that the subject site's parking is available only for tenants, guests and business patrons of the building shall be erected in a conspicuous place near the entrance to the garage; that the public parking shall be limited to valet parking only; 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: Ugly Duckling Rent-A-Car, Inc.
 APPEARANCES FOR: Charles Nesbit
 APPEARANCES AGAINST:

CAL. NO. 131-87-A
 MAP NO. 16-E
 MINUTES OF MEETING
 July 17, 1987

PREMISES AFFECTED— 301 E. 63rd 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, Ugly Duckling Rent-A-Car, Inc., for Roberts Motel, owner, on May 22, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an automobile rental agency operating within an existing motel, in a B4-3 Restricted Service District, on premises at 301 E. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 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 July 17, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-3 Restricted Service District; that the subject site is improved with an existing 272-room motel; that the motel leases approximately 40 sq. ft. to the appellant for office space and a number of parking spaces for the rental automobiles; that the automobile rental service is offered as a convenience to the motel guests; that the rental service is an accessory use to the principal motel use; 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 certify an automobile rental agency operating within an existing motel as an accessory use only, on premises at 301 E. 63rd 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: Mid-Central Associates, Inc., an Illinois Corporation

CAL NO. 59-86-A

APPEARANCES FOR:

MAP NO. 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING

July 17, 1987

PREMISES AFFECTED-- 1847-1911 W. 87th Street

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

ACTION OF BOARD--

Remand from the Circuit Court:
Case continued to
August 21, 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: 223 W. Ontario St. Assoc. Ltd., d/b/a Ditka's
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 101-87-S
MAP NO. 1-F
MINUTES OF MEETING
July 17, 1987

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

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: William C. Dec

CAL. NO. 289-86-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

July 17, 1987

PREMISES AFFECTED— 1601-17 N. Sedgwick Street

SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued to
September 18, 1987.

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

CAL. NO. 94-87-Z

APPEARANCES FOR:

MAP NO. 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING

July 17, 1987

PREMISES AFFECTED— 38 E. Schiller Street

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

ACTION OF BOARD—

Case continued to
September 18, 1987.

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

July 17, 1987

Cal. No. 97-86-S

Mr. Eric A. Freeland, for Ben Franklin Savings and Loan Association, owner, presented a request for an extension of time in which obtain necessary permits for the establishment of a drive-through facility in conjunction with a savings and loan branch office to be established in a proposed one-story shopping center building, on premises at 7181-89 W. Irving Park Road, approved by the Zoning Board of Appeals on April 17, 1986, Cal. No. 97-86-S.

Mr. Freeland stated that due to unforeseen delays in preparation and approval of preliminary and final drawings and negotiations with building contractors, the savings and loan has not been in a position to apply for the necessary building permit until this time.

Chairman Guthman moved that request be granted and the time for obtaining necessary building permits be extended to April 17, 1988. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

July 17, 1987

Cal. No. 344-86-S

Mr. Jeffrey C. Rappin, for Irving Federal Savings and Loan Association, presented a request for an extension of time in which to complete the improvements called for under the resolution granted by the Zoning Board of Appeals on December 12, 1986 for the establishment of an off-site accessory 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 association located at 3515 W. Irving Park Road, Cal. No. 344-86-S.

Mr. Rappin stated that the extension of time is necessary because the banking facility owned by the applicant which is adjacent to the property covered in the resolution is about to undergo substantial construction and renovation. Upon completion of the improvements to the bank facility the subject lot will be improved to the condition required by the resolution.

Chairman Guthman moved that the request be granted and the time extended to December 12, 1988. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
July 17, 1987

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on August 21, 1987.


Secretary