

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, November 13, 1987

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

The following members were present and constituted a quorum:

Lawrence E. Kennon
Vice Chairman
Rafael R. Rios
Roula Alakiotou

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Mr. Rios moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on October 23, 1987 (as submitted by the Secretary) as the minutes of said meeting. The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Edward O. Vondrak and Daisy Vondrak
 APPEARANCES FOR: Alexander P. Matug, Edward O. Vontrak
 APPEARANCES AGAINST:

CAL. NO. 223-87-S
 MAP NO. 16-J
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED-- 6949-53 S. Pulaski Road
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, Edward O. Vondrak and Daisy Vondrak for Cole-Taylor Bank/Ford City, Tr. #3200, owner, on September 22, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor of a proposed one-story store and one-dwelling building, in a B2-2 Restricted Retail District, on premises at 6949-53 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 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 November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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; that the applicants are a retired couple who for the past forty years published "The Southwest News Herald"; that the applicants propose to construct a one-story building with a retail store and one dwelling unit on the 1st floor; that the applicants intend to live on the premises and also conduct a retail business for the publication and sale of wholesome family joke books and similar materials; that no printing of said publications will be conducted at the site; that the proposed use is necessary for the public convenience at this location to provide living accommodations for the applicants because they are limited in their ability to walk and climb stairs and must live on the premises where they propose to operate their business; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed dwelling unit which will be situated behind the store and will not be visible from S. Pulaski Road; 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 their property in the neighborhood; it is therefore

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

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the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor of a proposed one-story store and one-dwelling unit building, on premises at 6949-53 S. Pulaski Road, 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: Edward O. Vondrak and Daisy Vondrak
 APPEARANCES FOR: Alexander P. Matug, Edward O. Vondrak
 APPEARANCES AGAINST:

CAL. NO. 224-87-Z
 MAP NO. 16-J
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 6949-53 S. Pulaski Road

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Edward O. Vondrak and Daisy Vondrak, for Cole-Taylor Bank/Ford City, Tr. #3200, owner, on August 10, 1987, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the erection of a one-story store and one-dwelling unit building whose front yard will be 6 feet instead of 13 feet and whose north side yard will be 3 feet instead of 7.5 feet, on premises at 6949-53 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 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, §8.7-2 and §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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; that on November 13, 1987 in Calendar No. 223-87-S, the Board approved a special use permitting the establishment of residential use on the ground floor of a proposed one-story store and one-dwelling unit building at the subject site; 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 provide both retail space and residential accommodations at the site for the applicants that the plight of the owner is due to unique circumstances in that the front and side yards are required for the proposed building only because of its partial residential use; and that the variations, if granted, will not alter the essential character of the locality in that the proposed use is located in a block in which many of the existing improvements have various yard setbacks; 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

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ordinance and that a variation be and it hereby is granted to permit the erection of a one-story store and one-dwelling unit building whose front yard will be 6 feet instead of 13 feet and whose north side yard will be 3 feet instead of 7.5 feet, on premises at 6949-53 S. Pulaski Road, 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: James Rodich
 APPEARANCES FOR: James Rodich
 APPEARANCES AGAINST:

CAL NO. 225-87-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 November 11, 1987

PREMISES AFFECTED— 2555 S. Lowe Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, James Rodich, owner, on October 5, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story single family residence on an L-shaped lot whose west front yard will be 6 feet-2 inches instead of 15 feet, whose north side yard will be 2 feet-5 inches and whose south side yard will be 1 foot instead of 4.7 feet each, and whose east rear yard will be 2 feet-11 inches at its narrowest point instead of 30 feet, on premises at 2555 S. Lowe Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 27, 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, §7.6-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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 on June 30, 1987, the City Council rezoned the subject site from C1-2 to R4 General Residence; that the subject site is an irregular L-shaped parcel of land with no alley access; that it is proposed to construct a two-story single family residence on the site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that due to the irregular shape of the subject lot, it would not be possible to construct a modern, livable family dwelling structure without the requested yard variations; that the plight of the owner is due to the unusual configuration of the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed single family residence is located in an area in which the majority of the residential improvements do not comply with the yard requirements of the zoning ordinance; it is therefore

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

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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 single family residence on an L-shaped lot whose west front yard will be 6 feet-2 inches instead of 15 feet, whose north side yard will be 2 feet 5 inches and whose south side yard will be 1 foot instead of 4.7 feet each, and whose east rear yard will be 2 feet-11 inches at its narrowest point instead of 30 feet, on premises at 2555 S. Lowe 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: Lorene F. Murray
 APPEARANCES FOR: Lorene F. Murray
 APPEARANCES AGAINST:

CAL. NO. 226-87-Z
 MAP NO. 2-G
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 1100 S. May Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Lorene F. Murray, for Catholic Bishop of Chicago, a corporation sole and the Cordi-Marian Sisters, owners, on September 24, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story 24 feet by 62 feet day care center addition attached to the southwest side of a three and four-story school building, whose south side yard will be 4 feet instead of 14.8 feet and whose total floor area ratio will be approximately 1.47 instead of 1.2, on premises at 1100 S. May Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 27, 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, §7.6-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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 improved with a three and four-story school building and a wooden temporary trailer building; that it is proposed to replace the existing temporary trailer structure with a permanent two-story 24 feet by 62 feet brick building which will be connected by an enclosed walkway to the four-story portion of the existing school building on the site; 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 existing wooden trailer structure is no longer servicable as a day care center under present code requirements; that the plight of the owner is due to the need to provide modern safe premises for the day care center activities; that the south side of the proposed two-story structure will be consistent with the south side of the existing four-story portion of the school building on the site; and that the proposed variations, if granted, will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 24 feet by 62 feet day care center addition attached to the southwest side of a three and four-story school building, whose south side yard will be 4 feet instead of 14.8 feet and whose total floor area ratio will be approximately 1.47 instead of 1.2, on premises at 1100 S. May 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: National Parking Corporation
 APPEARANCES FOR: John G. Spatuzza
 APPEARANCES AGAINST:

CAL. NO. 227-87-S
 MAP NO. 4-E
 MINUTES OF MEETING
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PREMISES AFFECTED— 1330 S. Michigan Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, National Parking Corporation, for the Bank of Revenswood, Tr. #25-7165, owner, on September 23, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot, in a C3-5 Commercial-Manufacturing District, on premises at 1330 S. Michigan Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice by publication in the Chicago Tribune on October 28, 1987; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, have 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 C3-5 Commercial-Manufacturing District; that the said public fee parking lot has been located and operated at the subject site for approximately 15 years; that the said parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; and that the said parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public fee parking lot, on premises at 1330 S. Michigan Avenue, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the parking lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of

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Chicago sewer; that steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the lot, excepting the driveway; that ingress and egress shall be from S. Michigan Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that lighting shall be provided; that the driveway shall be constructed in accordance with applicable ordinances; that the hours of operation shall be limited to the hours between 7 A.M. and 8 P.M.; that the parking lot shall be securely locked at all other times; that an attendant shall be on duty during all hours of operation; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Sedgwick Associates Limited Partnership
 APPEARANCES FOR: David Ruttenberg
 APPEARANCES AGAINST:

CAL. NO. 228-87-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 2659-81 N. Halsted Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Sedgwick Associates Limited Partnership, for American National Bank and Trust Co., Tr. #43126, owner, on September 23, 1987, filed an application for a variation of the zoning ordinance to permit, in a C1-3 Restricted Commercial District, the erection of a three-story building containing retail stores and parking garage on the ground floor and 24 townhouse dwelling units above, with provision for two instead of three loading berths, on premises at 2659-81 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 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, §9.10-1(6). §9.10-1(6) and §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 1987; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that it is proposed to construct at the subject site a three-story building containing 24 two-story dwelling units with retail stores and parking garage for 42 automobiles on the ground floor; that the retail space will be approximately 16,000 square feet; that the hours of operation of the retail stores will be from 9 A.M. to 9 P.M.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to create a development that meets the desires of the community, the applicant is limited in providing the number of required loading berths for the project and still provide the parking spaces required under the zoning ordinance; that the plight of the owner is due to the necessity of providing the required parking spaces for the townhouse residents; and that the variation, if granted, will not alter the essential character of the locality in that due to the nature of the proposed mixed business and residential use, the loading berths will be used at different times of the

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day and week and that two loading berths are sufficient for the development; 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 building containing retail stores and parking garage on the ground floor and 24 townhouse dwelling units above, with provision for two instead of three loading berths, on premises at 2659-81 N. Halsted 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: Lincoln Park Congregation of Jehovah's Witnesses, Inc.
APPEARANCES FOR: William Hornsby
APPEARANCES AGAINST: Joseph L. Mack

CAL. NO. 229-87-S
MAP NO. 3-F
MINUTES OF MEETING
November 13, 1987

PREMISES AFFECTED— 1287-89 N. Clybourn Avenue, 1301-09 N. Mohawk Street and 1266 N. Schick Place
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued
for rebuttal to
December 11, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Sovereign Apartments Limited Partnership
 APPEARANCES FOR: Robert A. Grela, Janice Greenberg
 APPEARANCES AGAINST:

CAL. NO. 230-87-S
 MAP NO. 15-G
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 1021 W. Granville Avenue and 6167-75 N. Kenmore Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Sovereign Apartments Limited Partnership, for American National Bank and Trust Company, Tr. #24768, owner, on October 13, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a non-accessory parking lot for the parking of private passenger automobiles of area residents, in an R5 General Residence District, on premises at 1021 W. Granville Avenue and 6167-75 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 16, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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 proposed non-accessory parking lot at this location is necessary for the public convenience to provide area residents and particularly tenants of an apartment hotel building located at 6200-22 N. Kenmore Avenue with secure parking facilities and to reduce the parking congestion in the streets; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot with provisions for paving, drainage, fencing, lighting and landscaping, will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a non-accessory parking lot for the parking of private passenger automobiles of area residents, on premises at 1021 W. Granville Avenue and 6167-75 N. Kenmore Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been

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complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a strip of land 11 feet wide along the west lot line shall be landscaped with densely planted hedges not to exceed 5 feet in height; that the north lot line along W. Granville Avenue, excepting the portions used as driveways, shall be landscaped with densely planted hedges; that a 6 feet high chain link fence shall be erected along the south lot line, excepting the west 11 feet; that a steel beam guard rail set back 11 feet from the west lot line shall be provided for the entire width of the lot; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from W. Granville Avenue; that the driveways shall be constructed in accordance with all applicable ordinances; that the alley may be used for access to the parking stalls along the rear of the lot only if the alley barrier requirement is waived by the City Council; that an adequate security system shall be provided; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Sovereign Apartments Limited Partnership
 APPEARANCES FOR: Robert A. Grela, Janice Greenberg
 APPEARANCES AGAINST:

CAL. NO. 231-87-Z
 MAP NO. 15-G
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED-- 1021 W. Granville Avenue and 6167-75 N. Kenmore Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Sovereign Apartments Limited Partnership, for American National Bank and Trust Company, Tr. #24768, owner, on October 13, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, a proposed parking lot to remain open and illuminated during the hours of 10:00 P.M. and 7:00 A.M. and whose west front yard will be 11 feet instead of 15 feet, on premises at 1021 W. Granville Avenue and 6167-75 N. Kenmore Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 16, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 1987; and

WHEREAS, the district maps show that the premises are located in an R5 Genral 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 on November 13, 1987, in Calendar No. 230-87-S, the Board approved the establishment of a non-accessory parking lot for the parking of private passenger automobiles of area residents, at the subject site; 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 a parking lot to serve the area residents and particularly tenants of an apartment hotel building at 6200-22 N. Kenmore Avenue would require operation and illumination during day and night hours; that the front yard variation is necessary to provide for maximum use of the lot for parking; that the plight of the owner is due to the need for the availability of the lot at all times; and that the proposed use and illumination of the subject site parking lot on a 24-hour daily basis, with provision for the lighting to be directed away from abutting residential property, will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a proposed parking lot to remain open and illuminated during the hours of 10:00 P.M. and 7:00 A.M. and whose west front yard will be 11 feet instead of 15 feet, on premises at 1021 W. Granville Avenue and 6167-75 N. Kenmore 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: Harris Suzuki
 APPEARANCES FOR: T. Paul Young
 APPEARANCES AGAINST:

CAL. NO. 232-87-S
 MAP NO. 9-F
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 707 W. Roscoe Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Harris Suzuki, owner, on October 16, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of an enclosed passageway connecting the front two-story brick proposed single family dwelling to the rear two-story brick single family coach house with no west side yard instead of 3.3 feet and to permit the erection of a stair enclosure on the roof of the two-story coach house which is located in the required rear yard, on premises at 707 W. Roscoe Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-5, §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 November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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 improved with a two-story brick residential building on the front of the lot constructed in 1894 and a two-story brick coach house on the rear of the lot which was constructed in 1935; that it is proposed to construct an 8 feet high by 7 feet wide enclosed passageway to connect the two buildings, and to erect a stair enclosure on the roof of the rear two-story coach house; 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 8 feet by 7 feet enclosed passageway is necessary to connect the two buildings to provide a vestibule area and that the proposed stair enclosure on the roof of the coach house is necessary for access to the roof for maintenance purposes and to provide access to a roof garden/deck area; that the plight of the owner is due to unique circumstances in that the existing pre-ordinance buildings are situated in the required west side and

MINUTES OF MEETING

November 13, 1987

Cal. No. 232-87-Z

rear yards; and that the variations, if granted, will not alter the essential character of the locality in that the proposed passageway will be constructed along the west property line where there presently exists masonry walls and that the enclosed stairway is necessary to bring the structure into compliance with code regulations; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an enclosed passageway connecting the front two-story brick proposed single family dwelling to the rear two-story brick single family coach house with no west side yard instead of 3.3 feet and to permit the erection of a stair enclosure on the roof of the two-story coach house which is located in the required rear yard, on premises at 707 W. Roscoe 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: Gerald A. Ambrose and Colleen McGeady Ambrose
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 233-87-Z
MAP NO. 5-F
MINUTES OF MEETING
November 13, 1987

PREMISES AFFECTED— 1930-32 N. Orchard Street

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

ACTION OF BOARD—

Case continued to
January 15, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Columbia National Bank of Chicago
 APPEARANCES FOR: James M. Kane
 APPEARANCES AGAINST:

CAL. NO. 234-87-S
 MAP NO. 13-O
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED-- approximately 150 feet south of 5250 N. Harlem Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Columbia National Bank of Chicago, for American National Bank & Trust Company, Tr. #42395, owner, on October 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a drive-through banking facility on a leased parcel of land presently serving as a parking area for a shopping center, in a B4-1 Restricted Service District, on premises approximately 150 feet south of 5250 N. Harlem Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 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 November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the subject site is improved with a shopping center building with a large, improved parking lot; that the applicant bank is located in the shopping center and proposes to erect a four-lane drive-through and kiosk banking facility on a small leased portion of the shopping center parking lot; that the proposed facility is necessary for the public convenience at this location to provide additional banking facilities for the local residential and business communities and the customers of the shopping center; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed facility to be operated under the conditions hereinafter set forth; and that the proposed use is compatible with the existing residential 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 drive-through banking facility

MINUTES OF MEETING

November 13, 1987

Cal. No. 234-87-S

on a leased parcel of land presently serving as a parking area for a shopping center, on premises approximately 150 feet south of 5250 N. Harlem Avenue, upon condition that lighted directional signs shall be erected at the established entrance and exit to the drive-through facility; that the drive-through facility shall be securely locked at all times when not in operation; 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: Methodist Youth Services

CAL. NO. 235-87-S

APPEARANCES FOR: H. Frederick Brown

MAP NO. 5-J

APPEARANCES AGAINST: Carol Schraps, et al.

MINUTES OF MEETING

November 13, 1987

PREMISES AFFECTED— 3659 W. Shakespeare Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

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

THE RESOLUTION:

WHEREAS; Methodist Youth Services, for William & Blanca Huertas Acevedo, owners, on October 16; 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility for homeless males youths in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3659 W. Shakespeare Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987 after due notice thereof by publication in the Chicago Tribune on October 28, 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 currently improved with a two-story brick store and apartment building; that it is proposed to renovate the existing structure into a transitional shelter facility for homeless male youths, 17 to 20 years of age; that the proposed shelter's clients are abandoned, neglected and abused youths; the majority of whom come from the immediate community; that said youths are not delinquents, gang members or drug users; that the youths are referred to the applicant organization from other social service organizations and the court and foster home systems; that the length of stay at the proposed shelter will be 30 to 120 days; that upon completion of their stay at the proposed facility, the youths will live in their own apartments under supervision by case workers or be referred to other social service agencies if necessary; that the proposed shelter facility will be residential in character by providing kitchen, dining and common rooms on the first floor and sleeping accommodations for a maximum of 10 youths on the second floor; that living quarters will be provided for a full-time live-in manager; that the proposed facility will provide intensive individual and group counselling geared to motivate the youths to work on their problems while reducing anti-social or manipulative behavior; that the clients will be helped to enroll

MINUTES OF MEETING

November 13, 1987

Cal. No. 235-87-S

or stay in school and to find employment or vocational training; that the activities of the proposed shelter will be monitored by a program director who will maintain an office on the premises; that at least one professional staff person will be on duty at all times; that the funding for the proposed shelter will be provided by donations from the United Methodist Church, the United Way Fund, and by the Illinois Department of Children and Family Services; that the establishment of a transitional shelter facility for homeless male youths is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use under the conditions hereinafter set forth; and that the facility shall meet all applicable provisions of the municipal ordinances governing the establishment of transitional shelter facilities; and that the proposed use, which fulfills a need in the community, is compatible with the existing residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility for no more than 10 homeless male youths in a two-story brick store and apartment building, on premises at 3659 W. Shakespeare Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used for a transitional shelter facility until the building complies with all applicable code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the activities of the proposed transitional shelter for homeless male youths shall be monitored by a program director who shall maintain offices on the premises; and be it further

RESOLVED, that the granting of this special use runs only to the applicant herein and if said applicant vacates the property or transfers the transitional shelter activity to another group or association the special use granted herein shall become null and void; and be it further

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter for homeless male youths or any increase in the number of beds or clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Hoving & Sons, Inc.

CAL NO. 236-87-S

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 13, 1987

PREMISES AFFECTED— 1132-56 W. Carroll Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued
to January 15, 1988

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Fieldcrest School of Performing Arts
 APPEARANCES FOR: Donna Davenport
 APPEARANCES AGAINST:

CAL. NO. 237-87-A
 MAP NO. 28-G
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 11639 S. Ashland 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Fieldcrest School of Performing Arts, for Ed Fron, owner, on October 8, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a dancing school in a one-story brick non-conforming business building, in an R2 Single-Family Residence District, on premises at 11639 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 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 November 13, 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 one-story brick non-conforming business building on the subject site has been occupied by business uses, the last use having been an ambulance service business; that the change of use to a dance school 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 dancing school in a one-story brick non-conforming business building, on premises at 11639 S. Ashland Avenue, upon condition that the hours of operation shall be limited to the hours between 5 P.M. and 9 P.M., Mondays, Wednesdays, Fridays and from 9 A.M. to 6 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Edward W. Fortino and Dayle P. Fortino
 APPEARANCES FOR: Thomas V. McCauley
 APPEARANCES AGAINST: Edward Berger

CAL. NO. 238-87-A
 MAP NO. 5-F
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 2218 N. Orchard Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Edward W. Fortino and Dayle P. Fortino, owners, on October 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a two-car gable-roofed garage on the rear of the lot whose height measures 18.5 feet from grade to the ridge of the gable, in an R5 General Residence District, on premises at 2218 N. Orchard Street, which the appellant alleges does not violate the 15 feet height restriction of a detached accessory building; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.6-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 a detached accessory gabled-roof garage is under construction in the rear yard of the subject lot; that during the course of construction, the building permit for said garage was revoked based, in part, upon a determination by the Zoning Administrator that the height of the garage exceeded 15 feet, as stated in §5.6-3 of the zoning ordinance; that §3-2 defines "building height" as the vertical distance from the curb level, or its equivalent, opposite the center of the front of a building to the highest point of the under side of the ceiling beams, in the case of a flat roof; to the deck line of a mansard roof; and to the mean level of the under side of the rafters between the eaves and the ridge of a gable, hip, or gambrel roof; that the appellant states that the garage under construction on the subject site has an eave height of 11 feet 6 inches and that the ridge of the gables is 18 feet 6 inches in height; that the appellant argues that under the definition of "building height", the proposed garage has a mean height level of 15 feet and therefore is permitted under §5.6-3; that the Board finds that although it agrees that the proposed accessory gabled-roof garage building, as dimensioned, would be considered to have a mean height level of 15 feet under the aforesaid definition,

MINUTES OF MEETING

November 13, 1987

Cal. No. 238-87-A

it must consider all other provisions of the zoning ordinance in making its determination; that §3-1 of the zoning ordinance provides that in the construction of the zoning ordinance, the rules and definitions contained in §3.2 shall be observed and applied, except when the context clearly indicates otherwise; that §5.1(2) also provides that where the conditions imposed by any provision of the zoning ordinance upon the use of land or buildings or upon the bulk of buildings (which, under the definition of bulk, includes height) are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of the zoning ordinance or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern; that the 15 feet height limitation of a detached accessory building located in a required rear yard as imposed by §5.6-3 should be taken literally, and that the height of said building from grade to its uppermost part shall not exceed 15 feet; 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: J & Z, Inc.

CAL. NO. 239-87-A

APPEARANCES FOR:

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING

November 13, 1987

PREMISES AFFECTED-- 4358 W. Crystal Street

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

ACTION OF BOARD--

Case continued to
January 15, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Toni V. Jensen-Smith
 APPEARANCES FOR: Albert Smith
 APPEARANCES AGAINST:

CAL. NO. 240-87-A
 MAP NO. 20-F
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 7936-60 S. Vincennes 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Toni V. Jensen-Smith, for Albert A. Smith, owner, on October 2, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing auto laundry in a one-story brick building, in an R3 General Residence District, on premises at 7936-60 S. Vincennes Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 subject site has been occupied by an auto laundry since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of the appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing auto laundry in a one-story brick building, on premises at 7936-60 S. Vincennes 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: Suleiman Suleiman
APPEARANCES FOR: Louis Najjar
APPEARANCES AGAINST:

CAL. NO. 241-87-A
MAP NO. 10-H
MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 4628 S. Wood Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Suleiman Suleiman, owner, on October 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a three-story frame store and apartment building, in an R3 General Residence District, on premises at 4628 S. Wood Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 store in the three-story frame store and apartment building was previously occupied by a tavern, which use ceased operation in 1985; that no evidence was presented to indicate that any business uses have been established in the store in the building since 1985 when the tavern use ceased operation; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the re-establishment of a business use at this site; it is therefore

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

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

APPLICANT: Francisco Perez
 APPEARANCES FOR: Francisco Perez
 APPEARANCES AGAINST:

CAL. NO. 242-87-A
 MAP NO. 3-I
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED--- 2659 W. Cortez Street

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

ACTION OF BOARD---

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Francisco Perez, owner, on October 1, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and school supply store in a three-story brick store and apartment building, on premises at 2659 W. Cortez Street, in an R4 General Residence District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 25, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 in the three-story brick store and apartment building on the subject site was previously occupied by a social club, a permitted use in the R4 zoning district, which use ceased operation in 1985; that under Sections 6.4-5 and 7.3-4 of the zoning ordinance, the Board has no authority to permit the establishment of a candy and school supply store, a B use, at the subject site; it is therefore

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

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

APPLICANT: Julio Laureano Silva
 APPEARANCES FOR: Fred R. Davila
 APPEARANCES AGAINST:

CAL. NO. 243-87-A
 MAP NO. 4-G
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 2021 S. Throop Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Julio Laureano Silva, owner, on October 5, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an automobile repair shop in a one-story brick building, in an R4 General Residence District, on premises at 2021 S. Throop Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the non-conforming one-story brick building on the subject site has been occupied by an automobile repair shop for the past 50 years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an automobile repair shop in a one-story brick building, on premises at 2021 S. Throop Street, upon condition that no body and fender work, spray painting or engine rebuilding shall be done on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Pedro Castaneda

CAL. NO. 244-87-A

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

November 13, 1987

PREMISES AFFECTED-- 1931 W. Roscoe Street

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

ACTION OF BOARD--

Case continued to
December 11, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Esther Diaz (Maris Food Products)
 APPEARANCES FOR: Esther Diaz
 APPEARANCES AGAINST:

CAL. NO. 245-87-A
 MAP NO. 4-G
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 2022 S. Throop Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Esther Dias (Maris Food Products), for Randy Garcia, owner, on September 29, 1987, filed an appeal from decision of the Office of the Zoning Administrator in refusing to permit the establishment of a confectionery manufacturer business in the store on the 1st floor of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 2022 S. Throop Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 in the four-story brick store and apartment building on the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant proposes to manufacture coconut candy specialties at the premises; that the manufacturing process is done by hand and involves no machinery; that the candy is sold at retail on the premises; that no truck deliveries are made to outside retailers; that the change of use to a confectionery manufacturer business 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 confectionery manufacturing business in the store on the 1st floor of a four-story brick store and apartment building, on premises at 2022 S. Throop Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 2 P.M., Mondays through Fridays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ray Rivera
 APPEARANCES FOR: Ray Rivera
 APPEARANCES AGAINST:

CAL. NO. 246-87-A
 MAP NO. 3-J
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 1147 N. Homan 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Ray Rivera, owner, on October 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of used cars on a lot improved with a contactor's storage building, in an R4 General Residence District, on premises at 1147 N. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 premises was previously occupied by a non-conforming building contractor business, including outside storage of equipment at the site, for the past 35 years; that the change of use from a building contractor business with outside storage, a C2 use, to an outdoor used car sales business, a C2 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of used cars on a lot improved with a contractor's storage building, on premises at 1147 N. Homan Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mold-Tech Plastics, Inc.
 APPEARANCES FOR: Richard Kinzalow
 APPEARANCES AGAINST:

CAL. NO. 247-87-A
 MAP NO. 7-K
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 4434-36 W. Fullerton 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Mold-Tech Plastics, Inc., for Andrews Decal Company, Inc., owner, on October 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an electrical cordset manufacturing business in a one-story brick building, in a B4-1 Restricted Service District, on premises at 4434-36 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 November 13, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the one-story brick building on the subject site has been previously occupied by business uses, the last use having been a decal manufacturing business, a C use, which use recently ceased operation; that the change of use to a business for the manufacture of electrical cordsets, a C use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an electrical cordset manufacturing business in a one-story brick building, on premises at 4434-36 W. Fullerton Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 11 P.M., Mondays through Fridays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Raoul Perez
 APPEARANCES FOR: Raoul Perez
 APPEARANCES AGAINST: Terry Gabinski, Brian Sykes, et al.

CAL. NO. 248-87-A
 MAP NO. 5-H
 MINUTES OF MEETING
 November 13, 1987

PREMISES AFFECTED— 2137 W. Armitage Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
X		

THE RESOLUTION:

WHEREAS, Raoul Perez, owner, on September 24, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a one-story brick former tavern building, in an R4 General Residence District, on premises at 2137 W. Armitage Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 13, 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 one-story non-conforming brick building on the subject site was previously occupied by a tavern, a B use; that City of Chicago records indicates that the premises has been vacant and unoccupied since early 1983; that under Section 6.4-5 of the zoning ordinance "a building, structure or portion thereof, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or hereafter becomes vacant and remains unoccupied or is not used for a continuous period of one year, shall not thereafter be occupied or used except by a use which conforms to the use requirements of the district in which it is located."; that the Board has no authority to permit the establishment of a non-conforming restaurant in the building on the subject site; it is therefore

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

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

APPLICANT: Bonaventure House, Inc.

CAL. NO. 249-87-S

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 13, 1987

PREMISES AFFECTED— 819-25 W. Wellington Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 22, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Bonaventure House, Inc.

CAL NO. 250-87-Z

APPEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING

November 13, 1987

PREMISES AFFECTED— 819-25 W. Wellington Avenue

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

ACTION OF BOARD—

Case continued to
January 22, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

November 13, 1987

Cal. No. 217-87-S

Ms. JoAnn C. Butler, for Scrap Management Corporation, presented a request to amend the resolution approved by the Zoning Board of Appeals on October 16, 1987 for the establishment of a scrap metal recycling facility (junk yard), on premises at 350 N. Artesian Avenue, Calendar No. 217-87-S.

Ms. Butler requested that the hours of operation of the recycling facility, 7 A.M. through 6 P.M., as stated in the resolution, be amended to 24 hours, daily. Ms. Butler stated that although the applicant did not expect the hours to regularly extend beyond 7 A.M. through 6 P.M., to actually limit the hours so strictly would put an unreasonable burden on the facility and that longer hours of operation will be necessary at times to process large quantities of materials and move them from the site.

Vice Chairman Kennon moved that the request to extend the hours of operation of the scrap metal recycling facility (junk yard) be denied. Mr. Kennon stated that §11.10-5 of the zoning ordinance provides that a change or increase from the conditions specified by the Zoning Board of Appeals at the time of approval, shall constitute and be considered the same as a new and distinct special use. The applicant, therefore, has a right to file a new special use application requesting 24 hours a day operation of the scrap metal recycling facility at 350 N. Artesian Avenue. The motion prevailed by yeas and nays as follows:

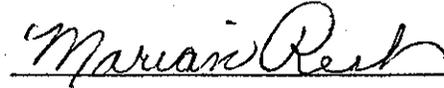
Yeas- Kennon, Rios, Alakiotou. Nays- None. Absent- Howlett.

MINUTES OF MEETING

November 13, 1987

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 11, 1987.



Secretary