

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, April 15, 1988

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

The following members were present for all or part of the meeting
and constituted a quorum:

Lawrence E. Kennon

Vice Chariman

Roula Alakiotou

Michael J. Howlett, Sr.

Rafael R. Rios

James E. Caldwell

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Mr. Rios moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 18, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: Chicago Transit Authority, a municipal corporation
 APPEARANCES FOR: Michael Wrenn
 APPEARANCES AGAINST:

CAL. NO. 54-88-S
 MAP NO. 16-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 6326 S. Loomis Boulevard
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

THE VOTE

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

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

Application approved.

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, a municipal corporation, owner, on January 21, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an electric sub-station building, in an R4 General Residence District, on premises at 6326 S. Loomis Boulevard; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 proposed one-story electric sub-station building is necessary for the public convenience at this location to provide a power source for the Englewood Rapid Transit service; that the proposed use is a silent self-contained improvement and is so designed and proposed to be operated in a manner that the public health, safety and welfare will be adequately protected; and that the establishment of the proposed use in an area containing many vacant lots and located immediately south of existing C.T.A overhead rapid transit tracks 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 erection of an electric sub-station building, on premises at 6326 S. Loomis Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Transit Authority, a municipal corporation
 GUARANCES FOR: Michael Wrenn
 APPEARANCES AGAINST:

CAL. NO. 55-88-Z
 MAP NO. 16-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 6326 S. Loomis Boulevard
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chicago Transit Authority, a municipal corporation, over, on March 9, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 30 feet by 98 feet electric sub-station building whose south side yard will be 3 feet instead of 15 feet and whose rear yard will be 5 feet instead of 30 feet, on premises at 6326 S. Loomis Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1988 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, §7.8-4, §7.9-4, §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 on April 15, 1988, in Calendar No. 54-88-S, the Board approved the erection of a one-story 30 ft. by 98 ft. electric sub-station building at the subject site; that the subject site is located south of and immediately adjacent to the C.T.A. overhead elevated rapid transit track structure; that the proposed sub-station building measures approximately 30 ft. wide, by 98 ft. long by 21 ft. high; 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 yard variations are necessary due to the dimensions of the proposed sub-station building which is based on the height of the sub-station equipment and the spacing and positioning of the equipment to facilitate proper functioning; that the plight of the owner is due to unique circumstances in that the aforementioned overhead elevated rapid transit structure is only 15 ft. high which is insufficient clearance to build the proposed sub-station under the elevated structure; and that the proposed improvement is compatible with the existing uses in the area and will not alter the essential character

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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 30 ft. by 98 ft. by 21 ft. electric sub-station building whose south side yard will be 3 ft. instead of 15 ft. and whose rear yard will be 5 ft. instead of 30 feet, on premises at 6326 S. Loomis Boulevard, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: God's House of All Nations Pentecostal Church, Inc.
 APPEARANCES FOR: David Bus
 APPEARANCES AGAINST:

CAL. NO. 56-88-S
 MAP NO. 20-C
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 8401-25 S. Stony Island Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, God's House of All Nations Pentecostal Church, Inc, owner, on March 4, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story addition to the south side of an existing one-story church building to contain 770 seats, in a B4-2 Restricted Service District, on premises at 8401-25 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 1988 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, §8.11-1, §11.10-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on January 19, 1979 the Board approved the establishment of the applicant church in the one-story building on the subject site; that the testimony in Calendar No. 2-79-S is hereby made part of the record in this case; that the proposed one story addition to the south side of the existing church building is necessary at this location to provide a larger 770-seat sanctuary and classrooms to accommodate the needs of the expanding congregation and its ministry; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will meet all building code regulations and which will provide adequate off-street parking on-site and at 8435-47 S. Stony Island Avenue; and that the proposed addition will be compatible with the mixed business and 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 erection of a one-story addition to the south

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side of an existing one-story church building to contain 770 seats, on premises at 8401-25 S. Stony Island Avenue, upon condition that parking for 27 automobiles shall be provided on-site and parking for 28 automobiles shall be provided at 8435-47 S. Stony Island Avenue; 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: God's House of All Nations Pentecostal Church, Inc.
 APPEARANCES FOR: David Bus
 APPEARANCES AGAINST:

CAL. NO. 57-88-Z
 MAP NO. 20-C
 MINUTES OF MEETING
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PREMISES AFFECTED— 8401-25 S. Stony Island Avenue
 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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, God's House of All Nations Pentecostal Church, Inc, owner, on March 4, 1988, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a one-story addition to the south side of an existing one-story church building to contain 770 seats, with off-street parking for 55 instead of 64 automobiles and of which 28 spaces will be located off-site at 8435-47 S. Stony Island Avenue, on premises at 8401-25 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 1988 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, §8.11-1, §11.7-4(4)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Retail District; that on April 15, 1988 the Board approved, in Calendar No. 56-88-S, the erection of a one-story addition to the south side of an existing one-story church 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 configuration of the existing church building and the proposed addition on the subject lot necessitates the requested 20 percent reduction in the required 64 parking spaces; that the plight of the owner is due to the applicant's desire to retain a green space area on each side of the church for aesthetic and recreational purposes, but which reduces available space for additional on-site parking spaces; and that the variation, if granted, will not alter the essential character of the neighborhood in that the proposed 55 off-street parking spaces will be adequate in this case to serve the church membership and the visiting public, many of whom live in the immediate area; 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 one-story addition to the south side of an existing one-story church building to contain 770 seats, on premises at 8401-25 S. Stony Island Avenue, with off-street parking for 55 instead of 64 automobiles and of which 28 spaces will be located off-site at 8435-47 S. Stony Island Avenue, upon condition that the parking area for 27 automobiles to the north and adjacent to the existing one-story church building shall be improved with a compacted macadam base, not less than four inches thick and surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located with the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a 10 ft. wide strip of land on the north property line shall be landscaped; that decorative fencing shall be erected on the west and east property lines, excepting the driveway(s); that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the parking area shall be 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 permit is issued.

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

APPLICANT: God's House of All Nations Pentecostal Church, Inc.
 APPEARANCES FOR: David Bus
 APPEARANCES AGAINST:

CAL NO. 58-88-S
 MAP NO. 20-C
 MINUTES OF MEETING
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PREMISES AFFECTED— 8435-47 S. Stony Island 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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, God's House of All Nations Pentecostal Church, Inc, owner, on March 4, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 28 automobiles on a lot containing a one-story brick day care center, in a B4-2 Restricted Service District, on premises at 8435-47 S. Stony Island Avenue, to satisfy the parking requirements for a proposed 770 seat church building at 8401-25 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.11-1, §8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on April 15, 1988 in Calendar Nos. 56-88-S and 57-88-Z, the Board approved the erection of a one-story addition to the south side of a one-story church building at 8401-25 S. Stony Island Avenue to contain 770 seats and to permit said church addition with off-street parking for 55 instead of 64 automobiles and of which 28 spaces will be located off-site at the subject site; that the subject site, owned by the applicant church, is improved with a one-story building in use as a day care center; that the proposed parking lot for 28 automobiles is necessary for the public convenience at this location to satisfy the parking requirements for a 770-seat church building located at 8401-25 S. Stony Island Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use 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

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for 28 automobiles on a lot improved with a one-story brick day-care center, on premises at 8435-47 S. Stony Island Avenue, to satisfy the parking requirements for a proposed 770-seat church building at 8401-25 S. Stony Island Avenue, upon condition that no use shall be made of the property for the purposed requested until the following conditions shall have been complied with: that the parking area shall be used solely for the parking of private passenger automobiles belonging to members of the applicant church and that no commercial vehicles shall be parked upon said lot at any time; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material 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 concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with applicable ordinances; that a security gate or gates shall be provided; 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 and §5.8-5 of the zoning ordinance. 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: Dennis Laughlin & Maryanne Friend
 APPEARANCES FOR: Theodore Wroblewski
 APPEARANCES AGAINST:

CAL. NO. 59-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 2326 N. Wayne 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Dennis Laughlin & Maryanne Friend, owners, on February 26, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the raising of the ridge height of the roof 3 feet to increase the headroom of the 2nd floor of a two-story brick single family residence, whose front yard will be 15.26 feet instead of 19.86 feet, whose north side yard will be 4½ inches and whose south side yard will be 3.37 feet instead of 5.34 feet each, and which expansion results in a 6.7% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2326 N. Wayne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.7-3, §7.8-3,"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 provisions of §6.4-2(1)"; that the applicant seeks to raise the ridge height of the roof 3 feet to increase the headroom of the 2nd floor of a two-story single family residence which expansion will exceed by 6.7% 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 raising of the roof is necessary to provide additional living space for the applicants;

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that the plight of the owner is due to the need for more headroom on the 2nd floor of the existing single family residence; and that the variations, if granted, will not alter the essential character of the locality in that the proposed raising of the roof will continue to follow the building lines of the existing single family residence and the height of the building will be compatible with the existing residential uses in the neighborhood; 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 raising of the ridge height of the roof 3 feet to increase the headroom of the 2nd floor of a two-story brick single family residence whose front yard will be 15.26 feet instead of 19.86 feet, whose north side yard will be 4½ inches and whose south side yard will be 3.37 feet instead of 5.34 feet each, and which expansion results in a 6.7% increase in the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2326 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: Wayne Kerstetter
 APPEARANCES FOR: M.G. Coan
 APPEARANCES AGAINST:

CAL. NO. 60-88-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 1624 W. Wabansia Avenue
 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
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett	x		
Rafael R. Rios	x		
James E. Caldwell	x		

THE RESOLUTION:

WHEREAS, Wayne Kerstetter, owner, on March 4, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story single family residence with no west side yard instead of 2.5 feet, on premises at 1624 W. Wabansia Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1988 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), §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 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 single family residence would be too narrow if built in compliance with the west side yard requirement of the zoning ordinance; that the plight of the owner is due to the desire of the applicant to erect the single family residence next to the sidewalk on N. Marshfield Avenue; and that the variation, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which many of the 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 single family residence with no west side yard instead of 2.5 feet, on premises at 1624 W. Wabansia Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard Mashke
 APPEARANCES FOR: Pamela Sundell
 APPEARANCES AGAINST:

CAL NO. 61-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 1950-52 N. Fremont 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Richard Mashke, owner, on March 2, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story addition to the rear of a three-story proposed three-dwelling unit building, whose north side yard will be 9 inches instead of 4.8 feet and whose rear yard will be 1 foot instead of 30 feet, on premises at 1950-52 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 1988 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, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 consists of two lots; that the north lot is improved with a three-story brick two-dwelling unit building with a two-story frame addition containing two-dwelling units and a coach house with one-dwelling unit; that the south lot is improved with a two-car garage at the rear of the lot; that the applicant proposes to demolish the two-story frame addition to the three-story building and the two-story frame coach house and erect a three-story brick addition to the rear of the existing three-story building to contain additional living space for the applicant's dwelling unit, a rental dwelling unit and a two-car garage; 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 north side yard and rear yard variations are necessary to construct a habitable dwelling unit without infringing upon light and ventilation for the existing two dwelling units in the existing three-story building; that the plight of the owner is due to unique circumstances in that the subject site is a double lot with greater allowable floor area but that to build the addition as proposed in compliance with side yard and rear yard requirements of the zoning ordinance would infringe upon adequate light and air for the two dwelling

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Cal. No. 61-88-Z

units in the existing three-story building and eliminate greatly the desired open yard area to the south; that the proposed addition will establish only one principal building on the zoning lot thus bringing the lot into closer compliance with code regulations; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with the existing residential improvements in the block, many of which do not conform with the side and rear 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 addition to the rear of a three-story proposed three-dwelling unit building, whose north side yard will be 9 inches instead of 4.8 feet and whose rear yard will be 1 foot instead of 30 feet, on premises at 1950-52 N. Fremont 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: Daniel N. Epstein
 APPEARANCES FOR: Daniel N. Epstein
 APPEARANCES AGAINST:

CAL. NO. 62-88-Z
 MAP NO. 12-C
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 5224-36 S. Cornell 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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, Daniel N. Epstein, for American National Bank and Trust Company of Chicago, Tr. #104235-07, owner, on March 8, 1988, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a two-story 14-dwelling unit townhouse building on an irregularly shaped lot, whose front yard ranges from 5 to 10 feet instead of 15 feet, with no side yards instead of 6 feet each, and whose rear yard will be 13 feet at its narrowest point instead of 30 feet, on premises at 5224-36 S. Cornell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 29, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-6, §7.8-6, §7.9-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 applicant proposes to construct on the subject lot a two-story 14-dwelling unit townhouse building in two wings connected by a one-story enclosed walkway; 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 yard variations are necessary to erect the proposed 14-dwelling unit townhouse development in a manner consistent with the wishes of the community residents and in conformance with provisions of the Lakefront Protection Ordinance; that the plight of the owner is due to the irregular shape of the lot and the low-rise design of the development which provides an interior courtyard/patio area between the two-wings of the proposed structure; and that the proposed two-story 14-dwelling unit townhouse building is compatible with the existing improvements in the area which do not comply with the side yard requirements of the zoning ordinance and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 15, 1988
Cal. No. 62-88-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 14-dwelling unit townhouse building with a one-story enclosed connecting walkway on an irregularly shaped lot whose front yard ranges from 5 to 10 feet instead of 15 feet, with no side yards instead of 6 feet each, and whose rear yard will be 13 feet at its narrowest point instead of 30 feet, on premises at 5224-36 S. Cornell Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Wayne Partners, by Bernard I. Citron
 APPEARANCES FOR: Bernard I. Citron
 APPEARANCES AGAINST: Marshall E. Winokur

CAL. NO. 63-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 2214-20 N. Wayne Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Wayne Partners, by Bernard I. Citron, for Wayne Partners, Grais & Co., owners, on March 10, 1988, filed an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District (proposed R4 General Residence District), the erection of a two and three-story seven-dwelling unit rowhouse building, whose front yard will be 12 feet instead of 15 feet and whose north side yard will be 3.44 feet instead of 14.4 feet, on premises at 2214-20 N. Wayne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 9, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District (proposed R4 General Residence District); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on April 13, 1988 the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R4 General Residence for the proposed two and three-story seven attached single family dwelling unit building and detached two-car garages; that the subject site is presently improved with two two-story commercial buildings built lot line to lot line which will be demolished; that the subject site was purchased by the applicant developer in anticipation of obtaining the rezoning of the site; that under the R4 classification a 19-dwelling unit building could be erected on the site; that the cost of the subject site property, including demolition costs, is approximately \$960,000; that the proposed units will be deluxe construction each consisting of about 3,000 square feet with 3-4 bedrooms and 3½ baths at a cost of about \$80 per square foot; that the applicant stated that due to the land acquisition cost the proposal cannot yield a reasonable return without the requested variations; that the Board finds insufficient evidence to support the applicant's conclusion that an economic hardship exists in carrying out the front and side yard requirements of the R4 District; 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: First National Realty & Development Co., Inc.
 APPEARANCES FOR: Vicki Thomas, W.J. Lawrence
 APPEARANCES AGAINST: James Bach, Allan Mellis

CAL. NO. 64-88-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 2427 N. Marshfield 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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #104317-08, owner, on March 2, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story single family residence, whose front yard will be 12.25 feet instead of 20 feet and with no north side yard instead of 2.5 feet, on premises at 2427 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 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 single family dwelling, as designed and situated, cannot be built on the subject lot without the requested variations; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owner; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front yard and north side yard will conform with the majority of the residential improvements in the neighborhood; 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 single family residence, whose front yard will be 12.25 feet instead of 20 feet, and

MINUTES OF MEETING

April 15, 1988

Cal. No. 64-88-Z

with no north side yard instead of 2.5 feet, on premises at 2427 N. Marshfield Avenue, upon condition that there shall be a 3 foot south side yard as indicated on the plan submitted; 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 aforesaid single family residence building shall be constructed in accordance with Plan No. 87390.01, as presented to the Board, and that the variations granted herein shall run only to the applicant developer and to no others.

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

APPLICANT: First National Realty & Development Co., Inc.
APPEARANCES FOR: Vicki Thomas, W.J. Lawrence
APPEARANCES AGAINST: James Bach, Allan Mellis

CAL. NO. 65-88-Z
MAP NO. 7-H
MINUTES OF MEETING
April 16, 1988

PREMISES AFFECTED-- 2429 N. Marshfield 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
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #104317-08, owner, on March 2, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story single family residence, whose front yard will be 12.25 feet instead of 20 feet and with no north side yard instead of 2.5 feet, on premises at 2429 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed two-story single family residence as designed and situated cannot be built on the subject lot without the requested variations; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owner; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front yard and north side yard will conform with the majority of the residential improvements in the neighborhood; 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 single family residence, whose front yard will be 12.25 feet instead of 20 feet, and with no north side yard instead of 2.5 feet, on premises at 2429 N. Marshfield Avenue, upon condition that there shall be a 3 foot south side yard as indicated on the plan submitted;

MINUTES OF MEETING

April 15, 1988

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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 aforesaid single family residence building shall be constructed in accordance with Plan No. 87390.01, as presented to the Board, and that the variations granted herein shall run only to the applicant developer and to no others.

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

APPLICANT: First National Realty & Development Co., Inc.
APPEARANCES FOR: Vicki Thomas, W.J. Lawrence
APPEARANCES AGAINST: James Bach, Allan Mellis

CAL. NO. 66-88-Z
MAP NO. 7-H
MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 2440 N. Marshfield Avenue
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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #104317-08, owner, on March 2, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story single family residence, with no north side yard instead of 2.5 feet, on premises at 2440 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 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 single family residence as designed and situated cannot be built on the subject lot without the requested variation; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owners; and that the variation, if granted, will not alter the essential character of the locality in that the proposed north side yard variation will conform with the majority of the residential improvements in the neighborhood; 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 single family residence, with no north side yard instead of 2.5 feet, on premises at 2440 N. Marshfield Avenue, upon condition that there shall be a front yard of 30 feet and a south side yard of 3 feet as indicated on the plan submitted; and that all applicable

MINUTES OF MEETING

April 15, 1988

Cal. No. 66-88-Z

ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the aforesaid single family residence building shall be constructed in accordance with Plan No. 87390.03, as presented to the Board, and that the variation granted herein shall run only to the applicant developer and to no others.

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

APPLICANT: First National Realty & Development Co., Inc.
 APPEARANCES FOR: Vicki Thomas, W.J. Lawrence
 APPEARANCES AGAINST: James Bach, Allan Mellis

CAL NO. 67-88-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 2442 N. Marshfield Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #104317-08, owner, on March 2, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story single family residence, with no north side yard instead of 2.5 feet, on premises at 2442 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 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 single family residence as designed and situated cannot be built on the subject lot without the requested variation; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owner; and that the variation, if granted, will not alter the essential character of the locality in that the proposed north side yard variation will conform with the majority of the residential improvements in the neighborhood; 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 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, with no north side yard instead of 2.5 feet, on premises at 2442 N. Marshfield Avenue, upon condition that there shall be a front yard of 40 feet and a south

MINUTES OF MEETING

April 15, 1988

Cal. No. 67-88-Z

side yard of 3 feet as indicated on the plan submitted; 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 aforesaid single family residence building shall be constructed in accordance with Plan No. 87390.03, as presented to the Board, and that the variation granted herein shall run only to the applicant developer and to no others.

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

APPLICANT: First National Realty & Development Co., Inc.
 APPEARANCES FOR: Vicki Thomas, W.J. Lawrence
 APPEARANCES AGAINST: James Bach, Allan Mellis

CAL NO. 68-88-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 2501 N. Marshfield 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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #104317-08, owner, on March 2, 1988, 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 two-story single family residence, whose front yard will be 14 feet at its narrowest point instead of 20 feet and with no north side yard instead of 2.5 feet, on premises at 2501 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 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 single family residence as designed and situated cannot be built on the subject lot without the requested variations; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owner; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front yard and north side yard variations will conform with the majority of the residential improvements in the neighborhood; 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 single family residence, whose front yard will be 14 feet at its narrowest point instead

MINUTES OF MEETING

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Cal. No. 68-88-Z

of 20 feet and with no north side yard instead of 2.5 feet, on premises at 2501 N. Marshfield Avenue, upon condition that there shall be a 3 foot south side yard as indicated on the plan submitted; 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 aforesaid single family residence building shall be constructed in accordance with Plan No. 87390.02, as presented to the Board, and that the variations granted herein shall run only to the applicant developer and to no others.

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

APPLICANT: First National Realty & Development Co., Inc.
 APPEARANCES FOR: Vicki Thomas, W.J. Lawrence
 APPEARANCES AGAINST: James Bach, Allan Mellis

CAL. NO. 69-88-Z
 MAP NO. 7-H
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 2503 N. Marshfield 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
 James E. Caldwell

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

THE RESOLUTION:

WHEREAS, First National Realty & Development Co., Inc., for American National Bank & Trust Company of Chicago, Tr. #194317-08, owner, on March 2, 1988, 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 two-story single family residence, whose front yard will be 10 feet at its narrowest point instead of 20 feet and with no south side yard instead of 5 feet, on premises at 2503 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 10, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §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 April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 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 single family residence as designed and situated cannot be built on the subject lot without the requested variations; that the plight of the owner is due to the necessity of providing a modern, livable residence to meet the needs of the owner; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front yard and south side yard variations will conform with the majority of the residential improvements in the neighborhood; 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

MINUTES OF MEETING

April 15, 1988

Cal. No. 69-88-Z

a two-story single family residence, whose front yard will be 10 feet at its narrowest point instead of 20 feet and with no south side yard instead of 2.5 feet, on premises at 2503 N. Marshfield Avenue, upon condition that there shall be a 3 foot north side yard as indicated on the plan submitted; 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 aforesaid single family residence building shall be constructed in accordance with Plan No. 87390.02, as presented to the Board, and that the variations granted herein shall run only to the applicant developer and to no others.

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

APPLICANT: First National Realty & Development Co., Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 70-88-Z
MAP NO. 7-G
MINUTES OF MEETING
April 15, 1988

PREMISES AFFECTED-- 2815 N. Lakewood Avenue

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

ACTION OF BOARD--

Case continued to
June 17, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Uptown Center Hull House
 APPEARANCES FOR: Gery J. Chico
 APPEARANCES AGAINST:

CAL. NO. 71-88-Z
 MAP NO. 11-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 4520 N. Beacon 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Uptown Center Hull House, for Hull House Association, owner, on March 11, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a one-story open metal emergency stairway on the south side of a one and two-story community center building, which will be located in the required south side yard, on premises at 4520 N. Beacon Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 one and two-story community center building which use was approved by the Zoning Board of Appeals on June 28, 1966 in Calendar No. 296-66-S; that the applicant proposes to install a wheel-chair lift on the building's primary interior staircase; that due to the installation of the wheel-chair lift, the building will no longer have sufficient area to meet building code requirements; that the applicant therefore proposes to install a new exterior emergency staircase on the south side of the existing 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 new staircase and wheel-chair lift are necessary in order for the applicant community center to receive accreditation by the National Commission on the Accreditation of Rehabilitation Facilities and to receive funds from the Illinois Department of Rehabilitation Services; that the plight of the owner is due to unique circumstances in that the community center building was not originally developed to accommodate the handicapped and that the applicant must comply with

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state regulations and building code regulations in order to obtain the necessary accreditation and funding; and that the variation, if granted, will not alter the essential character of the locality in that the proposed exterior staircase located at the south side of the existing building will be for emergency use only and will not substantially alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story open metal emergency stairway on the south side of a one and two-story community center building, which will be located in the required south side yard, on premises at 4520 N. Beacon 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: Anthony Johnson
 APPEARANCES FOR: Anthony Johnson
 APPEARANCES AGAINST:

CAL. NO. 72-88-A
 MAP NO. 3-K
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 4006 W. Division 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		
x		

THE RESOLUTION:

WHEREAS, Anthony Johnson, for Jerome Midanek, owner, on February 22, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a three-story brick multi-store and apartment building, in an R3 General Residence District, on premises at 4006 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 11, 1988 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 April 15, 1988; 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 non-conforming store in the 3-story multi-store and apartment building on the subject site was previously occupied by a beauty shop, which use ceased operation approximately 6 months ago; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in a three-story brick multi-store and apartment building, on premises at 4006 W. Division Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 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 608

APPLICANT: Willie Rynolds
 APPEARANCES FOR: Willie Rynolds
 APPEARANCES AGAINST:

CAL NO. 73-88-A
 MAP NO. 18-F
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 349 W. 75th 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Willie Rynolds, for Roselyn Apartments, owner, on February 22, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery in a store in the basement of a three-story brick apartment building, in an R4 General Residence District, on premises at 349 W. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 1988 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 April 15, 1988; 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 basement of a three-story brick apartment building on the subject site has been previously occupied by a grocery store; that the last use of the premises has been for storage; that there was no intent to abandon the use of the store for business purposes, the counters and shelves having remained intact on the premises; that the change of use to a grocery store is a proper substitution of use under §6.4-7 of the zoning ordinance it is therefore.

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a store in the basement of a three-story brick apartment building, on premises at 349 W. 75th street, upon condition that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 10 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: Leroy and Elmer Dukes
 APPEARANCES FOR: Wayne Berman
 APPEARANCES AGAINST:

CAL. NO. 74-88-A
 MAP NO. 3-K
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 4258 W. Kamerling Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

THE RESOLUTION:

WHEREAS, Leroy and Elmer Dukes, owners, on February 18, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 4258 W. Kamerling Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 19, 1988 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 April 15, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the two-story brick store and apartment building has been previously occupied by business uses, including a tavern, a B4 use; that the last occupant of the premises was an unlicensed social club, which use ceased operation in September of 1987; that the change of use to a grocery store, a B1 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story brick store and apartment building, on premises at 4258 W. Kamerling Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., daily; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ethel Hummelt
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 50-88-A
MAP NO. 13-G
MINUTES OF MEETING
April 15, 1988

PREMISES AFFECTED— 1047 W. Bryn Mawr Avenue

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

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

APPLICANT: V. Guerriero
 APPEARANCES FOR: Jerome Guerriero
 APPEARANCES AGAINST: Pat Bergson, et al.

CAL. NO. 75-88-A
 MAP NO. 5-G
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 1856 N. Fremont Street

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

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

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

THE RESOLUTION:

WHEREAS, V. Guerriero, for Jerome Guerriero, owner, on March 9, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the use of a three-story brick building as four dwelling units, in an R4 General Residence District, on premises at 1856 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-4, §7.12-1(9)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988; 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 City of Chicago Water Department's records indicates that the three-story brick building on the subject site contained 4 flats in 1931 and that their Annual Book dated March 23, 1965 shows that the building contained a flat in the basement and one each on the 1st, 2nd and 3rd floors that the appellant's brother, Vittorio Guerriero, purchased the subject premises in August, 1984, at which time the three-story brick building contained a living room, bedroom, kitchen and bath and a utility area in the basement and a dwelling unit on each of the other three floors; that 2 of the 4 apartments were unoccupied at that time; that objectors testified that there has been no habitancy of the basement for more than three years; that the Board finds that §6.3 of the zoning ordinance exempts residential uses from the amortization provisions of Article 6 and that the non-occupancy of a dwelling unit for more than a year does not constitute abandonment; that there is no evidence that would indicate that a dwelling unit, as defined in §3.2 of the zoning ordinance, was not intact in the basement of the subject site building at the time of purchase by the present owner in 1984 and that its lack of occupancy since that time has been due to construction and permit delays in rehabilitating the entire structure; and that the present owner has the right to continue the use of the subject site

MINUTES OF MEETING

April 15, 1988

Cal. No. 75-88-A

three-story brick building as four dwelling units; 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 a three-story brick building, on premises at 1856 N. Fremont Street, as four 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: Herbert Myrthil
 APPEARANCES FOR: Herbert Myrthil
 APPEARANCES AGAINST:

CAL. NO. 76-88-A
 MAP NO. 3-J
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 3240 W. Division 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 RESOLUTION:

WHEREAS, Herbert Myrthil, for Walter Kedziora, owner, on March 4, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a one-story brick store building, in a B2-2 Restricted Retail District, on premises at 3240 W. Division Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 1988 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 April 15, 1988; 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 subject site is improved with a one-story three-store building containing the subject store, a B4 use, a non-conforming church, and a non-conforming electric pump sales and service business, a C use; that under §6.4-6 of the zoning ordinance the non-conforming use may be extended throughout the building; 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 second-hand store in a one-story brick store building, on premises at 3240 W. Division Street, upon condition that all merchandise shall be stored and displayed entirely inside the store building; that no merchandise shall be displayed outside the premises on the public sidewalks, parkway or street; that the hours of operation shall be limited to the hours between 10:30 A.M. and 5:30 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

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

APPLICANT: Kenneth R. McDaniel & James P. Jones
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 77-88-A
 MAP NO. 12-H
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 5057 S. Western Boulevard
 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

THE RESOLUTION:

WHEREAS, Kenneth R. McDaniel and James P. Jones, owners, on March 6, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a lot for the outdoor storage and sale of motor vehicles, in a C1-2 Restricted Commercial District, on premises at 5057 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 1988 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, §9.3-1A(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that the subject premises has been continuously occupied by outdoor storage and sale of motor vehicles 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 appellants have established the basis of their 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 the use of a lot for the outdoor storage and sale of motor vehicles, on premises at 5057 S. Western Boulevard, upon condition that the storage and sale of the vehicles shall take place entirely within the subject premises lot lines; that there shall be no vehicles stored or displayed on the public streets, parkways, sidewalks or alleys in the conduct of the operation; 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: Walter Hall
 APPEARANCES FOR: Walter Hall
 APPEARANCES AGAINST:

CAL NO. 78-88-A
 MAP NO. 12-E
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 5205-07 S. Wabash 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

THE RESOLUTION:

WHEREAS, Walter Hall, owner, on March 14, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing sheet metal business in a one-story brick garage building with outdoor accessory truck storage, in an R4 General Residence District, on premises at 5205-07 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 1988 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 April 15, 1988; 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 garage building on the subject site has been continuously occupied by business uses, the last use having been an automobile repair shop which use was approved by the Board on July 25, 1949 in Calendar No. 294-49-A; that the appellant leased the premises in 1966 and subsequently purchased the property in 1969 for use as a sheet metal business; that the appellant installs and repairs gutters and other similar work; that most of his business operation is conducted off-site and that the subject garage building is used mainly for the storage of materials and trucks; that licensing requirements have caused the case to be filed; that the change of use to a sheet metal business with outdoor accessory truck storage 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 that the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing sheet metal business in a one-story brick garage building with outdoor accessory truck storage, on premises at 5205-07 S. Wabash Avenue, upon condition that only the trucks and automobiles used by the appellant in this operation and no other motor vehicle shall be stored on the premises; that the applicant shall maintain his property in a clean

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and orderly condition; that the metal gate on S. Wabash Street shall be locked at all times other than for appellant's use; that the hours of operation shall be limited to the hours between 8 A.M. and 5 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: Anthony Pavich
 APPEARANCES FOR: Nick Batisitch, Anthony Pavich
 APPEARANCES AGAINST:

CAL. NO. 79-88-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 3000 S. Normal 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
		x
x		

THE RESOLUTION:

WHEREAS, Anthony Pavich, for Lucy Pavich, owner, on March 18, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story 8 feet by 25 feet porch enclosure addition to the rear of a two-story brick four-dwelling unit building, which addition will provide no side yards instead of 3 feet each and will result in a 12.4% (366 sq. ft.) increase in the floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3000 S. Normal Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1988 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, §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; 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 is improved with a two-story four-dwelling unit building with an 8 feet by 25 feet enclosed porch to the rear of the building; 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 provisions of §6.4-2(1)"; that the applicant has erected a two-story 366 sq. ft. porch enclosure addition to the rear of the subject site two-story brick four-dwelling unit building which results in a 12.4% increase in the 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

MINUTES OF MEETING

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Cal. No. 79-88-Z

allowed by the regulations in this district in that the said porch enclosure is necessary for weather protection; that the plight of the owner is due to the enclosure work being done without the necessary permit and that the applicant now finds himself in a fait accompli position; and that many of the existing residential improvements in the neighborhood have similar rear porch enclosures and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 8 feet by 25 feet porch enclosure addition to the rear of a two-story brick four-dwelling unit building, which addition will provide no side yards instead of 3 feet each and will result in a 12.4% (366 sq. ft.) increase in the floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3000 S. Normal 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: First King Baptist Church

CAL NO. 80-88-S

APPEARANCES FOR:

MAP NO. 18-C

APPEARANCES AGAINST:

MINUTES OF MEETING

April 15, 1988

PREMISES AFFECTED— 2201 E. 71st Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
June 17, 1988.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

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

APPLICANT: 223 W. Ontario Assoc., Ltd.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 81-88-S
 MAP NO. 1-F
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED-- 353 W. Grand 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

THE RESOLUTION:

WHEREAS, 223 W. Ontario Assoc., Ltd., for Joseph Sullivan, Sr., owner, on February 26 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot on leased land for the parking of private passenger automobiles, in an M1-5 Restricted Manufacturing District, on premises at 353 W. Grand Avenue, to satisfy the parking requirements for a proposed two-story addition to a restaurant located at 223-33 W. Ontario Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1988 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, §10.4-1, §10.16-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-5 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-5 Restricted Manufacturing District; that the applicant operates Ditka's Restaurant at 223-33 W. Ontario Street and proposes to erect a two-story addition to said restaurant on the portion of the restaurant site used for the required off-street parking; that the applicant proposes to lease approximately 15,000 sq. ft. of land, consisting of approximately 51 parking spaces in an existing improved parking lot at the subject site which is used by the Clark and Barlow hardware store; that the lease for the off-street parking is for five years commencing the first day of September, 1987 through and including the last day of September 1992, with an option for a 5 year renewal; that the proposed use is necessary for the public convenience at the subject site to satisfy the off-street parking requirements for the proposed two-story addition to Ditka's Restaurant at 223-33 W. Ontario Street; that the public health, safety and welfare will be adequately protected in the use of the subject premises' existing parking lot for required off-street parking for the restaurant; and that the use of an existing parking lot to satisfy the parking requirements for the addition to the restaurant will not cause substantial injury to the value

MINUTES OF MEETING

April 15, 1988

Cal. No. 81-88-S

of other property in the neighborhood which is characterized by similar uses; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot on leased land for the parking of private passenger automobiles, on premises at 353 W. Grand Avenue, to satisfy the parking requirements for a proposed two-story addition to a restaurant located at 223-33 W. Ontario Street, upon condition that the use of the site at 353 W. Grand Avenue as required parking for the proposed two-story addition to Ditka's Restaurant shall at all times be subject to §5.8-5 of the zoning ordinance, and shall comply with all applicable ordinances of the City of Chicago before a certificate of occupancy is issued.

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

APPLICANT: 223 W. Ontario Assoc., Ltd.
 EARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 82-88-Z
 MAP NO. 1-F
 MINUTES OF MEETING
 April 15, 1988

PREMISES AFFECTED— 353 W. Grand Avenue
 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
		x
x		

THE RESOLUTION:

WHEREAS, 223 W. Ontario Assoc., Ltd., for Joseph Sullivan, Sr., owner, on March 22, 1988, filed an application for a variation of the zoning ordinance to permit a proposed off-site accessory parking lot to be located approximately 250 feet farther than the maximum 1000 feet walking distance that required parking may be located from the use served at 223-33 W. Ontario Street, in an M1-5 Restricted Manufacturing District, on premises at 353 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 22, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.16-1, §11.7-4(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1988 after due notice thereof by publication in the Chicago Tribune on March 28, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-5 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-5 Restricted Manufacturing District; that the Board on April 15, 1988, in Calendar No. 81-88-S, approved the establishment of an off-site accessory parking lot on leased land at the subject site for the parking of private passenger automobiles to satisfy the parking requirements for a proposed two-story addition to a restaurant located at 223-33 W. Ontario Street; 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 applicant needs to lease the proposed parking spaces located at 353 W. Grand Avenue to fulfill the parking requirements for a proposed two-story addition to the restaurant located at 223-33 W. Ontario Street; that the plight of the owner is due to unique circumstances in that the proposed parking lot is the closest parking facility that the applicant has been able to secure in the area; and that the subject parking lot is located approximately 1,030 feet from the subject restaurant; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 15, 1988

Cal. No. 82-88-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a proposed off-site accessory parking lot, on premises at 353 W. Grand Avenue, to be located approximately 30 feet farther than the maximum 1000 feet walking distance that required parking may be located from the use served at 223-33 W. Ontario Street.

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

APPLICANT: Sims Properties Development & Management, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL NO. 83-88-Z
MAP NO. 3-E
MINUTES OF MEETING
April 15, 1988

PREMISES AFFECTED— 1163-67 N. State Street

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

ACTION OF BOARD—

Case continued to
June 17, 1988.

THE VOTE

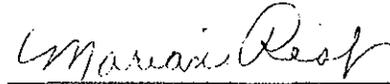
Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
Rafael R. Rios
James E. Caldwell

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

MINUTES OF MEETING
April 15, 1988

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 20, 1988.



Secretary