

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, January 16, 1987

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

The following members were present and constituted a quorum

Jack Guthman

Chairman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

[Faint handwritten notes at the top left corner]

[Faint handwritten notes on the left side]

[Faint handwritten notes at the bottom left corner]

January

MINUTES OF MEETING
January 16, 1987

Prior to the call of cases, Chairman Jack Guthman made the following statement for the record:

Before we start, I think it is appropriate to say a few words about the very sad event that has taken place in the building -- the death of Deputy Commissioner Jerome J. "Jerry" Jacobsen. Jerry, for 28 years, was an integral part of the zoning process in the City of Chicago. He served four administrations loyally and faithfully, with the views and goals of the City as his guide. He reviewed every major zoning application which came through this building for many years -- and offered meaningful analysis on each. He was a valuable resource who made himself available to anyone who needed help. His ideas helped shape many of the buildings and neighborhoods in this City, both in the center City and in the outlying areas.

He was thoughtful, hardworking, congenial and a great friend to all of us who worked with him over the years. There will be people coming before this Board today who were, in part, trained by Jerry Jacobsen. This Chairman is one who benefited from his wise counsel, experience and sensitivity to the needs of the City. We mourn his loss, send our sympathies to his wife, Agnes and his children -- and we will miss him.

I ask for a moment of silence in memory of our deceased friend and Deputy Commissioner, Jerry Jacobsen.

Thank you very much.

Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 12, 1986 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: Ronald A. Vari
APPEARANCES FOR: Ronald A. Vari
APPEARANCES AGAINST:

CAL. NO. 1-87-Z
MAP NO. 6-F
MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 550-56 W. 29th Street and 2859 S. Wallace Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ronald A. Vari, for Kam Liu and Senan Nugent, owners, on November 18, 1986, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story five dwelling unit townhouse building on a reverse corner lot whose south front yard will be 6 inches instead of 7.5 feet, whose west side yard will be 6 inches instead of 11.5 feet, and whose north rear yard will be 15.3 feet instead of 30 feet, on premises at 550-56 W. 29th Street and 2859 S. Wallace Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to erect a two-story five dwelling unit townhouse building on the subject site, each containing an enclosed parking space; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed five townhouse dwelling units on the subject site would not be economically feasible; that the plight of the owner is due to unique circumstances in that while seven dwelling units would be permitted in this district, the configuration of the proposed two-story five dwelling building still cannot be built on the subject site reversed corner lot, which has no abutting alley, without the requested variations; and that the variations, if granted, will not alter the essential character of the locality in that the existing improvements abutting the subject site the north and east are built to their front lot lines and that the proposed townhouse development is located in an area where most of the improvements do not comply with the yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

January 16, 1987

Cal. No. 1-87-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story five dwelling unit townhouse building on a reverse corner lot whose south front yard will be 6 inches instead of 7.5 feet, whose west side yard will be 6 inches instead of 11.5 feet, and whose north rear yard will be 15.3 feet instead of 30 feet, on premises at 550-56 W. 29th Street and 2859 S. Wallace 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: Allright Parking Chicago, Inc.
 APPEARANCES FOR: Kenneth R. Rosenberg
 APPEARANCES AGAINST:

CAL. NO. 2-87-S
 MAP NO. 2-E
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— Two E. 8th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Allright Parking Chicago, Inc. by its attorney Kenneth R. Rosenberg, for Two East Eighth Associates, an Illinois Limited Partnership, owner, on November 19, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of public fee parking in the garage portion of a business and residential building, in a B6-6 Restricted Central Business District, on premises at Two E. 8th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; and

WHEREAS, the district maps show that the premises are located in a B6-6 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B6-6 Restricted Central Business District; that the subject site business and residential building contains garage parking for 212 automobiles, of which 182 spaces are reserved as required accessory parking; that the applicant proposes to rent the 30 non-accessory parking spaces to the general public and is seeking a public parking garage license; that the proposed use is necessary for public convenience at this location in that there is a great demand for customer parking in the area; that the public health, safety and welfare will be adequately protected in the operation of said use which is located in an existing parking garage; and that the establishment of 30 of the 212 existing garage parking spaces in the business and residential building on the subject site as non-accessory public fee parking will not ostensibly alter the existing parking use and will not cause substantial injury to the value of other property in the neighborhood in which it is to located; it is therefore

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

MINUTES OF MEETING

January 16, 1987

Cal. No. 2-87-S

Zoning Administrator is authorized to permit the establishment of public fee parking for a maximum 30 automobiles in the garage portion of a business and residential building, on premises at Two E. 8th Street, upon condition that all applicable ordinances of the City of Chicago are complied with before a permit is issued.

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

APPLICANT: New Regal Theater Limited Partnership

APPEARANCES FOR:

CAL. NO. 3-87-S

MAP NO. 20-C

MINUTES OF MEETING

January 16, 1987

PREMISES AFFECTED— 7955-71 S. South Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 20, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Robert E. Thomas
 APPEARANCES FOR: David Epstein
 APPEARANCES AGAINST:

CAL. NO. 4-87-Z
 MAP NO. 1-F
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 2-8 W. Hubbard Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE RESOLUTION:

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, Robert E. Thomas, for LaSalle National Bank, Trust No. 111629, owner, on December 12, 1986, filed an application for a variation of the zoning ordinance to permit, in C3-5 and C3-6 Commercial-Manufacturing Districts, the erection of an eight-story building containing a restaurant on the first floor and offices above, with provision for one instead of two loading berths, on premises at 2-8 W. Hubbard Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.10-3, §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 January 16, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; and

WHEREAS, the district maps show that the premises are located partly in C3-5 and partly in C3-6 Commercial-Manufacturing Districts; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the applicant proposes to erect a two-story addition above the existing six-story building on the subject premises and an eight-story addition to the east thereof, which additions will blend in with the existing building thereby creating one building; that the proposed use of the building will be a restaurant on the first floor and offices above; that a 15 feet by 25 feet loading berth exists in the rear northwest portion of the existing six-story building and abuts an 18 feet wide public alley, which loading berth will satisfy the loading requirements for the proposed office use, but that an additional loading berth is required for the proposed restaurant use; 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 provision for two loading berths would reduce available space necessary for the proposed restaurant operation; that the plight of the owner is due to unique circumstances in that provision of an additional loading berth would necessarily have to be located adjacent to the existing loading berth, and that such arrangement off of a narrow alley would make it impossible for more than one truck to maneuver in the alley at the same time, thereby preventing simultaneous loading capacity; and that the variation, if granted,

MINUTES OF MEETING

January 16, 1987

Cal. No. 4-87-Z

will not alter the essential character of the locality in that the proposed restaurant and office uses will not generate nearly as much loading activity as do other commercial uses in the area; 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 addition above an existing six-story building and an eight-story addition to the east thereof, with one instead of two loading berths required, on premises at 2-8 W. Hubbard Street, upon condition that the size of the loading berth shall be 15 feet by 25 feet; 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: Dan Cassin

CAL. NO. 5-87-S

PEARANCES FOR:

MAP NO. 5-K

PEARANCES AGAINST:

MINUTES OF MEETING

January 16, 1987

PREMISES AFFECTED— 4600 W. North Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Systems Control, Inc., a Delaware Corporation
APPEARANCES FOR: William J. Hennessey
APPEARANCES AGAINST:

CAL. NO. 6-87-S
MAP NO. 11-N
MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 7025-43 W. Forest Preserve Boulevard
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Systems Control, Inc., a Delaware Corporation, for the State of Illinois, owner, on December 4, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a Motor Vehicle Emissions Inspection Station, in an R2 Single-Family Residence District, on premises at 7025-43 W. Forest Preserve Boulevard; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the applicant proposes to establish a six-lane Motor Vehicle Emissions Inspection Station on the 2.3 acre subject site; that Congress has enacted a "Clean Air Act", which mandates that the State of Illinois comply with the toxicity levels established by the Federal Environmental Protection Agency respecting toxic hydrocarbon and carbon monoxide emissions in the State; that in response to that mandate, the General Assembly of the State of Illinois enacted the "Vehicle Emissions Testing Law; that pursuant to said law the State of Illinois has entered into a contract with the applicant to construct, equip, maintain and operate a system of vehicle emissions testing stations throughout the affected areas, which includes the Chicagoland area; that the emissions testing program will be operated by the applicant on behalf of the State of Illinois and is therefore a Public Service Use; that the proposed use is necessary for the public convenience at this location to serve the persons residing in the northwest sector of Chicago and nearby suburbs; that the public health, safety and welfare will be adequately protected in the design and operation of said use which will provide on-site queuing for 120 awaiting vehicles which is sufficient to process the facility's projected maximum 80 vehicles per hour capability without adversely affecting traffic patterns in the area; and that the proposed use will be far

MINUTES OF MEETING

January 16, 1987

Cal. No. 6-87-S

removed from any residential area and situated near other State of Illinois uses and will be compatible with existing uses in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment and the erection of a Motor Vehicle Emissions Inspection Station, on premises at 7025-43 W. Forest Preserve Boulevard, upon condition that the use shall at all times be conducted in compliance with the provisions of the State of Illinois Vehicle Emissions Inspection Law; that the hours of operation of the facility shall be limited to the hours between 8:00 A.M. to 6:00 P.M., Tuesdays through Fridays, and 8:00 A.M. to 1:00 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John W. Dowling
 APPEARANCES FOR: John W. Dowling
 APPEARANCES AGAINST:

CAL. NO. 7-87-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 1875 N. Maud Avenue and 1874 N. Poe Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John W. Dowling, for Boulevard Bank National Association, Trust No. 8361, owner, on December 16, 1986, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 22.3 feet by 21 feet accessory garage at the rear of a proposed two-story single family residence, on a through lot, with no east front yard (Poe Street) instead of 12.33 feet and whose side yards will be 1.3 feet each instead of 2.5 feet each, on premises at 1875 N. Maud Avenue and 1874 N. Poe Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; 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 garage is necessary to serve the single family residence to be erected on the site; that the plight of the owner is due to unique circumstances in that the subject site lot is a "through lot" which requires a front yard on both street frontages and that the proposed garage could not be built without the requested variations; and that the proposed garage will be located on the N. Poe Street front of the lot in line with an existing garage on the adjoining lot and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and hereby is granted to permit the erection of a 22.3 feet

MINUTES OF MEETING

January 16, 1987

Cal. No. 7-87-Z

by 21 feet accessory garage at the rear of a proposed two-story single family residence, on a through lot, with no east front yard (Poe Street) instead of 12.33 feet and whose side yards will be 1.3 feet each instead of 2.5 feet each, on premises at 1875 N. Maud Avenue and 1874 N. Poe 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: Southern Human Services/Southern School
APPEARANCES FOR: Gregory L. Dose
APPEARANCES AGAINST:

CAL. NO. 8-87-S
MAP NO. 11-G
MINUTES OF MEETING
January 16, 1987

PREMISES AFFECTED— 1427 W. Montrose Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Southern Human Services/Southern School by its attorney, Gregory L. Dose, for Joseph Prakobkit/Montrose-Clark Union 76, owner, on December 16, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of five off-site parking spaces on leased land, in a B2-2 Restricted Retail District on premises at 1427 W. Montrose Avenue, to satisfy the parking requirements for the proposed conversion of a one-story brick commercial building to a high school facility located at 1447-55 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-1(11)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; 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 applicant recently purchased the one-story brick commercial building at 1447-55 W. Montrose Avenue, which site has no area for parking, and has submitted an application before the City Council to rezone the site from business to residential in order to convert said building to a high school facility; that the use of said building at the time of the adoption of the 1957 Comprehensive Amendment to the zoning ordinance was that of a manufacturing business and that said use would require more parking than the four spaces required for the proposed high school facility; that the Board finds that under §5.8-1(3) of the code, no parking is required for the proposed high school use; that upon motion, the instant application is hereby amended to be an application for the establishment of off-site parking at the subject site on a voluntary basis, rather than that of required parking, to serve the proposed high school at 1447-55 W. Montrose Avenue; that the proposed use is necessary for public convenience at this location to provide off-street parking for the employees of said proposed high school; that the public

MINUTES OF MEETING

January 16, 1987

Cal. No. 8-87-S

health, safety and welfare will be adequately protected in the design and operation of the proposed use which will merely utilize existing parking spaces on the subject site; and that the proposed use is compatible with the existing use of the site as a gasoline station and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of five off-site parking spaces on leased land, on premises at 1427 W. Montrose Avenue, to serve as voluntary parking for a proposed high school at 1447-55 W. Montrose Avenue.

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

APPLICANT: Engelwood Community Health Organization (ECHO)
Mental Health Center
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 9-87-S
MAP NO. 16-H
MINUTES OF MEETING
January 16, 1987

PREMISES AFFECTED— 6601 S. Wood Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 20, 1987

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Stephen Quinn
 APPEARANCES FOR: John J. Pikarski
 APPEARANCES AGAINST: Ald. Roman Pucinski, John Z. Mickey, et al

CAL. NO. 10-87-A
 MAP NO. 15-O
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 7249-51 W. Myrtle Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Stephen Quinn, owner, on December 17, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of a 50 feet by 125 feet formerly improved zoning lot back to two individual 25 feet by 125 feet lots of record for the erection of two single family dwellings, in a R2 Single Family Residence District, on premises at 7249-51 W. Myrtle Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single Family Residence District; that in March, 1986, the appellant entered into an agreement to purchase the subject two lots of record each with dimensions of 25 feet by 125 feet, subject to securing building permits to erect a single family dwelling on each lot; that on June 10, 1986, the City of Chicago issued said permits and on June 13, 1986, the appellant closed the purchase transaction; that on June 20, 1986, the city revoked said building permits, citing misrepresentation of the lots of record; that city records indicate that a single dwelling existed on the two subject site lots since 1922 and that on February 14, 1983, a permit was issued to demolish said building; that said lots have been used as one improved zoning lot; that §5.7-2 of the zoning ordinance provides that no improved zoning lot shall hereafter be divided into two or more zoning lots and no portion of any improved zoning lot shall be sold, unless all improved zoning lots resulting from each such division or sale shall conform with all the applicable bulk regulations of the zoning district in which the property is located; that in Ganley v. City of Chicago and Laughlin v. City of Chicago, the court held that improved zoning lots, which are in conformity with the zoning regulations, do not revert to their original status when the improvement is removed; that the Board finds in this case that 5,000 square feet of lot area is necessary for the erection of a single family dwelling, as provided for in §7.5-2 of the zoning

MINUTES OF MEETING

January 16, 1987

Cal. No. 10-87-A

ordinance, and that the subject lots each contain only 3,125 square feet of lot area; it is therefore

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

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

APPLICANT: Jack Segel and Prairie Development, Ltd.
 APPEARANCES FOR: Howard Goldman
 APPEARANCES AGAINST:

CAL. NO. 11-87-A
 MAP NO. 7-G
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 2626 and 2628 N. Magnolia Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Howard I. Goldman, agent for Jack Segel, owner, and Prairie Development Limited, contract purchaser, on December 9, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a single family residence on a lot of record (Lot 14) due to the encroachment of the bay window of the adjoining 2-story frame residence (Lot 13), in an R3 General Residence District, on premises at 2626 and 2628 N. Magnolia Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3, §7.5(5)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site consists of two 25 feet by 124.25 feet lots of record improved with a two-story frame residence situated on Lot 13 and partially encroaching onto Lot 14; that Lot 14 has historically been used as a yard for the existing residence and by its present appearance is an integral part of the entire subject site premises; that said lots have been used as one improved zoning lot; that §5.7-2 of the zoning ordinance provides that no improved zoning lot shall hereafter be divided into two or more zoning lots and no portion of any improved zoning lot shall be sold, unless all improved zoning lots resulting from each such division or sale shall conform with all the applicable bulk regulations of the zoning district in which the property is located; that the proposed division would render the existing building non-conforming as to the bulk regulations of the R3 district and that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Eddie L. Wright
 APPEARANCES FOR: Eddie L. Wright
 APPEARANCES AGAINST:

CAL. NO. 12-87-A
 MAP NO. 5-J
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 3436 W. Cortland Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Eddie L. Wright, for Hazel M. Williams, Edward L. Williams and Eddie L. Wright, owners, on November 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a one-story brick and frame store building on the front of a lot improved additionally with a two-story frame dwelling, in an R3 General Residence District, on premises at 3436 W. Cortland Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically. §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 January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the one-story brick and frame store building on the subject premises was formerly occupied by a tavern which ceased operating in October, 1985; that shortly thereafter the appellant remodeled said store for use as a restaurant; that in November, 1986, the appellant was denied approval of a food dispenser licence for the subject store; that the conversion of the non-conforming store from a tavern to a restaurant 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 restaurant in a one-story brick and frame store building on the front of a lot improved additionally with a two-story frame dwelling, on premises at 3436 W. Cortland Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. 10 P.M., except Fridays and Saturdays, when the hours may be extended until midnight; 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 PAGE 21 OF MINUTES is issued.

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

APPLICANT: Barbara A. Sullivan
 APPEARANCES FOR: Barbara A. Sullivan
 APPEARANCES AGAINST:

CAL. NO. 13-87-A
 MAP NO. 1-H
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 1801 W. Chicago Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Barbara A. Sullivan, for P & W Investments, owner, on November 21, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile repair shop including body repair, painting and engine rebuilding, in a one-story brick garage building, in a B5-2 General Service District, on premises at 1801 W. Chicago Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B5-2 General Service District; that an automobile repair shop including body repair, painting and engine rebuilding has continuously been operated in the one-story brick building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing automobile repair shop including body repair, painting and engine rebuilding in a one-story brick garage building, on premises at 1801 W. Chicago, upon condition that all repair work and painting shall be done inside the subject building; 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: Louie T. Odum, Sr.
 APPEARANCES FOR: Louie T. Odum, Sr.
 APPEARANCES AGAINST:

CAL. NO. 14-87-A
 MAP NO. 18-G
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 7749 S. Carpenter Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Louie T. Odum, Sr., owner, on December 16, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile service garage at the rear of a lot improved additionally with a two-story brick residence, in an R3 General Residence District, on premises at 7749 S. Carpenter Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 1986, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, THE Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that on October 16, 1950, the Board sustained an appeal permitting a business for the assembly of cloth awnings in the subject site garage building, Cal. No. 407-50-A; that the appellant has operated an automobile service business in said building since 1967; that the conversion of the non-conforming garage building from an awning assembly business to an automobile service business is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing automobile service garage at the rear of a lot improved additionally with a two-story brick residence, on premises at 7749 S. Carpenter Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Fridays, and 9 A.M. and 1 P.M., Saturdays; that there shall be no body repair, painting or engine rebuilding work done on the premises; that all servicing shall be done entirely within the garage building; 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: Corkhill Electric Company

PEARANCES FOR:

PEARANCES AGAINST:

PREMISES AFFECTED— 41 W. Congress Parkway

SUBJECT—

ACTION OF BOARD—

Case continued to
February 20, 1987

CAL. NO. 15-87-A

MAP NO. 1-F

MINUTES OF MEETING
January 16, 1987

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Jose Mendoza

CAL. NO. 16-87-A

PEARANCES FOR:

MAP NO. 4-G

PEARANCES AGAINST:

MINUTES OF MEETING

January 16, 1987

PREMISES AFFECTED— 1943 S. May Street

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Diedra L. Bogus
 APPEARANCES FOR: Diedra L. Bogus
 APPEARANCES AGAINST:

CAL. NO. 17-87-A
 MAP NO. 18-E
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 417 E. 71st Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Diedra L. Bogus, for Harvey Collins, owner, on December 12, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale meat business in a one and two-story brick building, in a B4-1 Restricted Service District, on premises at 417 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1986, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the appellant has operated a meat plant in the subject building since 1985, which use consists of the processing of chitterlings which are then sold at retail and wholesale from the premises; that a similar operation was conducted in said building for over 30 years; that wholesaling of meat products when conducted as part of the retail meat products business on the premises is a permitted use in a B4 district; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail and wholesale specialty meat product business in a one and two-story brick building, on premises at 417 E. 71st Street, upon condition that the processing portion of the business shall at all times be conducted in conformance with the performance standards as set forth in the M1-1 to M1-5 Manufacturing Districts; and that all applicable ordinances of 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 R. Rapsys
 APPEARANCES FOR: Anthony R. Rapsys
 APPEARANCES AGAINST:

CAL. NO. 18-87-A
 MAP NO. 14-J
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 3816 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Anthony R. Rapsys, for Beverly Janicki, owner, on November 20, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a taxidermy business in a one-story brick store building, in a B2-1 Restricted Retail District, on premises at 3816 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

WHEREAS, the district maps show that the premises are located in a B2-1 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 B2-1 Restricted Retail District; that the subject store is located in a one-story brick store building containing a restaurant and a tavern, a B4 use; that the proposed taxidermy business is a B4 use; that licensing problems has caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a taxidermy business in a one-story brick store building, on premises at 3816 W. 63rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lupe Unisex
 APPEARANCES FOR: Catalina Coronado
 APPEARANCES AGAINST:

CAL. NO. 19-87-A
 MAP NO. 4-H
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 2107 W. Cullerton Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lupe Unisex, for Josefina Galvan, owner, on December 2, 1986, 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 one-story brick and frame store and apartment building, in an R4 General Residence District, on premises at 2107 W. Cullerton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 2, 1986, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that a beauty shop, a B1 use, has been established in the subject non-conforming store for the past five years and that the previous use of said store was that of a grocery, also a B1 use; that the appellant is seeking a license to continue the beauty shop business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in a one-story brick and frame store and apartment building, on premises at 2107 W. Cullerton Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M.; 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: James E. Fisk
 APPEARANCES FOR: James E. Fisk
 APPEARANCES AGAINST:

CAL. NO. 20-87-A
 MAP NO. 9-G
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 3302 N. Southport Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James E. Fisk, for Steve Hosley, owner, on December 2, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing barber shop in a one and 2-story frame store and apartment building, in an R4 General Residence District, on premises at 3302 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 2, 1986, reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the subject barber shop, a B1 use, is located in a one and two-story frame store and apartment building which also contains a drop-off cleaners, which use was approved by the Board on November 14, 1986, in Cal. No. 331-86-A; that the previous use of the subject store was that of a jewelry shop, a B2 use; that the change of use from a jewelry shop to a barber shop 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 certify an existing barber shop in a one and two-story frame store and apartment building, on premises at 3302 N. Southport Avenue, upon condition that the hours of operation shall be limited to between 9 A.M. and 6:30 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Juan C. Gutierrez

CAL. NO. 21-87-A

PEARANCES FOR:

MAP NO. 6-J

PEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1987

PREMISES AFFECTED— 2709 S. Pulaski Road

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Alex Taly

CAL NO. 165-86-A

PEARANCES FOR:

MAP NO. 9-H

PEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1987

PREMISES AFFECTED— 3733 N. Newland Avenue

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Inland Parking
APPEARANCES FOR: John George
APPEARANCES AGAINST:

CAL NO. 226-86-A
MAP NO. 15-G
MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 5600-30 N. Sheridan Road
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Inland Parking, for 5600 Sheridan Limited Partnership, owner, on July 11, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the parking spaces required for the tenants of a twelve and twenty-story multiple apartment and commercial building to be rented to the general public at times when they are not in use, in a B4-5 Restricted Service District and an R6 General Residence District, on premises at 5600-30 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 11, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.11-2, §5.8-2, §11.8-1."

and

WHEREAS, a public hearing was held on the application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

WHEREAS, the district maps show that the premises are located in a B4-5 Restricted Service District and 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 a B4-5 Restricted Service District and an R6 General Residence District in an underground parking garage located in the twelve and twenty-story multiple apartment and commercial building on the subject site; that said garage has been used to provide parking for the residential tenants of the subject building and in conjunction therewith, has provided public parking for visitors to the building and patrons of the business uses located in the building since its construction in 1961; that the public parking use ceased in January, 1986, when the appellant was refused a public parking garage license; that public parking garages are permitted uses in the B4 and R6 districts; that the public parking will be available only to visitors and business patrons of the subject building and that it will be limited on a space available basis only and will not interfere with the continuing required parking obligation the building has to its residential tenants; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the

MINUTES OF MEETING

January 16, 1987

Cal. No. 226-86-A

parking spaces required for the tenants of a twelve and twenty-story multiple apartment and commercial building to be rented to the public at times when they are not in use, on premises at 5600-30 N. Sheridan Road, upon condition that the public parking shall be limited to a space available basis only so as to not interfere with the continuing required parking obligation the building has to its residential tenants; that a double-faced sign stating that the subject site's parking is available only for tenants, visitors and business patrons of the building shall be erected in a conspicuous place near the entrance to the garage; that the public parking shall be limited to valet parking only; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Big Apple Finer Foods, Inc.

CAL. NO. 265-86-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

January 16, 1987

PREMISES AFFECTED— 2345 N. Clark Street

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

ACTION OF BOARD—

Case continued to
February 20, 1987

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: William C. Dec

CAL. NO. 289-86-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 16, 1987

PREMISES AFFECTED— 1601-17 N. Sedgwick Street

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

ACTION OF BOARD—

Case continued to
May 15, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Tina Christo
 APPEARANCES FOR: Tina Christo
 APPEARANCES AGAINST:

CAL. NO. 328-86-A
 MAP NO. 3-H
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 850 N. Ashland Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Tina Christo, for Sophie Wintercut, owner, on October 16, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify a reader/advisor business in a store on the ground floor of a two-story brick and frame store and apartment building, in a B2-2 Restricted Retail District, on premises at 850 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2(B)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B2-2 Restricted Retail District; that the appellant has conducted a reader/advisor business in the subject store for the past 25 years; that said use is analogous to a consultation or business office, permitted uses in the B2 district; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify a reader/advisor business in a store on the ground floor of a two-story brick and frame store and apartment building, on premises at 850 N. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago are complied with before a permit is issued.

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

APPLICANT: Barbara Graham
 APPEARANCES FOR: Barbara Graham
 APPEARANCES AGAINST:

CAL. NO. 360-86-A
 MAP NO. 20-F
 MINUTES OF MEETING
 January 16, 1987

PREMISES AFFECTED— 8123 S. Vincennes Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Barbara Graham, owner, on October 24, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an antique/resale shop in a two-story frame store and apartment building, in an R3 General Residence District, on premises at 8123 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 23, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the proposed use consists of the retail sale of antiques and used furniture, a B4 use; that on September 25, 1969, in Calendar No. 195-69-A, the Board made a finding that the building on the rear of the subject site had been continuously used for the storage and processing of non-ferrous metals since prior to the time of passage of the 1957 comprehensive amendment to the zoning ordinance and that the appropriate license for said use should issue; that the store in the building on the front of the subject site has been used in conjunction with the aforesaid approved use; and that the change of said use to the retail sale of antiques and used furniture is a proper substitution of non-conforming uses under §6.4-7 of the zoning ordinance and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a retail antique/resale shop in a two-story frame store and apartment building, premises at 8123 S. Vincennes Avenue, upon condition that there shall be no outside display merchandise and that all activity shall take place within the store; 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: Clem J. McBride
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 361-86-A
MAP NO. 13-G
MINUTES OF MEETING
January 16, 1987

PREMISES AFFECTED— 5047-49 N. Sheridan Road

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

ACTION OF BOARD—

Case continued to
February 20, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Zion Hill M.B. Church

PEARANCES FOR:

PEARANCES AGAINST:

PREMISES AFFECTED— 5051-53 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want of prosecution, with leave to re-file with waiver of the filing fee.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

CAL. NO. 317-86-S

MAP NO. 1-L

MINUTES OF MEETING

January 16, 1987

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

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

APPLICANT: Christian Women Consulting Services, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: Marian Humes, et al.

CAL. NO. 341-86-S
 MAP NO. 18-C
 MINUTES OF MEETING
 January 16, 1987

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

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Christian Women Consulting Services, Inc., for the Catholic Archbishop of Chicago, owner, on October 14, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility for women and their children in a three-story brick church convent building, in an R4 General Residence District, on premises at 7850 S. Chappel Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 12, 1986 and January 16, 1987 after due notice thereof in the Chicago Tribune on October 27, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 20, 1986, in Calendar No. 69-86-S, the Board denied a special use request by the applicant to establish a transitional shelter facility for women and their children in the three-story brick former convent building on the subject site; that the testimony in said application and the Board's finding that "the funding of the transitional shelter facility as stated is vague and does not constitute valid support for the establishment and operation of the shelter facility and its programs", is hereby incorporated into the record in the instant application; that the applicant, as sponsor, now has \$139,000 available on deposit for use as funding to the Dorcas Care Center, the operator of the proposed facility; that said center will provide housing in the subject building for homeless women and their children only, who are in crisis, for a maximum 50 persons; that the residents will be accepted on a referral basis from private and public city, county, and state human service agencies; that no clients with alcohol, drug or psychiatric problems will be accepted by the facility; that the proposed use is necessary for public convenience at this location in that the nearest such facility is located in the Woodlawn area and that the "Task Force on the Homeless" established by the Mayor of the City of Chicago in December, 1983, has found that there are an estimated 12,000 to 25,000 homeless men, women

MINUTES OF MEETING

January 16, 1987

Cal. No. 341-86-S

and children of all ages and backgrounds in the City of Chicago, but only about 1,000 available beds in existing shelters; that the public health, safety and welfare will be protected in the design and operation of the proposed shelter facility to be operated by the Dorcas Care Center which will receive professional support and guidance from the Catholic Charities in its operation and that there will be professional staff on the premises at all times to monitor the shelter's set rules and social programs; and that the proposed use shall meet all applicable provisions of the municipal ordinances governing the establishment and operation of such facilities; that the proposed use of the subject building as a transitional shelter facility is consistent with the historical use of the premises as a convent and that it will be compatible with the existing residential and business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a transitional shelter facility for not more than 50 women and their children in a three-story brick former convent building, on premises at 7850 S. Chappel Avenue, upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until such time the building complies with said requirements; that no clients with alcohol, drug or psychiatric problems shall be accepted by the facility; that there shall be professional staff on the premises at all times to monitor the shelter's rules and social programs; 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 granting of this special use runs only to the applicant's Dorcas Care Center as stated herein and if said group vacates the subject premises or transfers the transitional shelter activity to another group or association the special use at the subject site granted herein shall become null and void; and be it further

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

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

APPLICANT: Oldway Baptist Church

CAL. NO. 307-85-S

APPEARANCES FOR:

MAP NO. 20-H

APPEARANCES AGAINST:

MINUTES OF MEETING

January 16, 1987

PREMISES AFFECTED— 1742-50 W. 87th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
February 20, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

MINUTES OF MEETING
January 16, 1987

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on February 20, 1987.


Chief Zoning Examiner