



MINUTES OF MEETING  
March 20, 1987

Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 20, 1987 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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

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Cal. No. 64-78-S

Melrose Park National Bank, Trust No. 2320, as Trustee, and on behalf of the beneficial owner of said trust, Waste Management of Illinois, Inc, by its attorneys, Daniel L. Houlihan & Associates, Ltd., presented a motion to toll the commencement date of a variation in the nature of a special use, stating as follows:

1. That the commencement of use date of the previously authorized special use for the subject property under the referred calendar has been extended by prior resolution of this Board to and including April 1, 1987.

2. That the Board founded its decision to extend the commencement of use date to April 1, 1987, upon the fact of adoption by the City Council of the City of Chicago of a moratorium ordinance which prevented applicant from implementing its use.

3. That said moratorium ordinance was scheduled to expire as of February 1, 1987, but that the City Council on January 30, 1987, adopted an ordinance extending said moratorium to February 1, 1989.

4. That said moratorium prevents applicant from implementing the prior commencement of use date resolution of the Board before February 1, 1989 and for a subsequent period of time thereafter in order to allow reasonable review by the municipal authorities of a permit application for the authorized special use.

5. That the Board has the authority to toll the commencement of use date.

That the Office of the Corporation Counsel of the City of Chicago does not object to the granting of the extension since than extension maintains the status quo during the moratorium imposed by the City of Chicago.

Chairman Guthman moved that the request be granted and the current commencement of use date be tolled during the pendency of the moratorium ordinance and the commencement of use date of said special use be extended to and including April 1, 1989.

The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Bernard I. Citron  
 APPEARANCES FOR: Bernard I. Citron  
 APPEARANCES AGAINST:

CAL. NO. 42-87-Z  
 MAP NO. 6-G  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 2813-19 and 2821-27 S. Farrell Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Bernard I. Citron, for Chicago Title and Trust Co., Tr. #56254, owner, on February 3, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two 2-story six-dwelling unit townhouse buildings, whose front yards will be 10 feet instead of 13.8 feet and whose rear yards will be 9 feet instead of 30 feet, on premises at 2813-19 and 2821-27 S. Farrell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §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 March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on February 11, 1987, the City Council rezoned the subject site from R3 to R4 General Residence expressly for the proposed two 2-story six-dwelling unit townhouse buildings; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed two 2-story six-dwelling unit townhouse buildings on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 12 dwelling units are less than the amount permitted in the district, the proposed two 2-story townhouses require greater land coverage with encroachment into the required yards that would a yard-conforming multi-story rental apartment building; and that the proposed two 2-story six-dwelling unit townhouse structures will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

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

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2-story six-dwelling unit townhouse buildings whose front yards will be 10 feet instead of 13.8 feet and whose rear yards will be 9 feet instead of 30 feet, on premises as 2813-19 and 2821-27 S. Farrell 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: Howard Alan Associates, Inc.  
 APPEARANCES FOR: Howard Alan  
 APPEARANCES AGAINST:

CAL. NO. 43-87-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED-- 1971-73 N. Burling Street  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE RESOLUTION:

WHEREAS, Howard Alan Associations, Inc., for Charles Jamian, owner, on January 29, 1987, filed an application for a variation of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of additions above and to the south side of a one and two-story brick store and one dwelling unit building resulting in a totally three-story building containing three stores on the ground floor and two dwelling units above, with no provision for on-site parking space required for the dwelling units, on premises at 1971-73 N. Burling Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 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 a B2-3 Restricted Retail District; that the subject site is improved with a one and two-story brick store and one dwelling unit building which was erected with no on-site parking prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the applicant proposes to rebuild an existing restaurant on the first floor and to erect an additional 2nd floor dwelling unit; 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 additions above and to the south side of the existing structure on the subject site are necessary to meet the needs of the owner of the property who operates the existing restaurant and resides in the existing dwelling unit; that the plight of the owner is due to unique circumstances in that no parking was required for the pre-existing non-conforming dwelling unit and that the rehabilitation of the small 47 feet by 46 feet site as proposed would not permit any off-street parking spaces; and that the variations, if granted, will not alter the essential character of the locality in that the rehabilitation of the existing

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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restaurant will substantially improve the site and that the waiver of one required parking space for the additional dwelling unit will not materially affect off-street parking 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 additions above and to the south side of a one and two-story brick store and one-dwelling unit building resulting in a totally three-story building containing 3 stores on the ground floor and two dwelling units above, with no on-site parking space required for the dwelling units, on premises at 1971-73 N. Burling 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: Systems Parking, Inc.  
 APPEARANCES FOR: Wendy Freyer  
 APPEARANCES AGAINST:

CAL. NO. 44-87-S  
 MAP NO. 2-F  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 662-74 S. State Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Systems Parking, Inc., owner, on February 11, 1987, filed an application for a special use for the approval of the location and the establishment of a public fee parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 662-74 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 11, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is a fully improved parking lot and is necessary for the public convenience at this location to provide a public parking facility in this high density area; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot; and that the said parking lot, with a terminal date of March 20, 1992, is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a public fee parking lot, on premises at 662-74 S. State Street, upon condition that the lot shall be used solely for the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the surfacing, drainage, wheelstops and lighting shall be maintained; that the use of the premises as a public fee parking lot shall terminate five years from the date hereof, on March 20, 1992; 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: Rev. Pauline Hampton  
 APPEARANCES FOR: John Klich, Jr.  
 APPEARANCES AGAINST: Charlotte A. Jones et al.

CAL. NO. 45-87-S  
 MAP NO. 18-C  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 1952 E. 73rd Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
	X	
		X

THE RESOLUTION:

WHEREAS, Rev. Pauline Hampton, for The First Lien Co., owner, on February 5, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 1952 E. 73rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the Board takes judicial notice of a statute of the State of Illinois under which the rights of an existing tavern located within 100 feet of the subject site could be jeopardized by the establishment of a church at this location; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business character of E. 73rd Street; and that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: Bultasa Buddhist Temple of Chicago

CAL. NO. 46-87-S

PEARANCES FOR:

MAP NO. 11-K

PEARANCES AGAINST:

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PREMISES AFFECTED—

4354-66 W. Montrose Avenue and 4401-09 N. Kostner Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
April 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 806

APPLICANT: Judith L. Rose  
 APPEARANCES FOR: Judith L. Rose  
 APPEARANCES AGAINST:

CAL. NO. 47-87-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 2058 N. Seminary Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Judith L. Rose, for Harris Bank of Glencoe-Northbrook, Tr. #L-315, owner, on February 20, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 525 sq. ft. addition consisting of a greenhouse and a mechanical/storage area on the roof of a three-story brick building to be deconverted from six to five dwelling units, which addition will exceed by 9.6 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2058 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-5, §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 March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 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 on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4, or R5 General Residence District by an amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicant seeks to erect a 525 sq. ft. greenhouse and mechanical/storage addition on the roof of the subject site three-story brick building which will exceed by 9.6 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary as part of the deconversion of the building from 6 to 5 dwelling units; that the plight of the owner is due to the necessity of providing modern, liveable dwelling units in the building; and that the proposed variation, if

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granted, will not alter the essential character of the locality in that the subject site is a corner lot and that the proposed addition will not affect an adequate supply of light and air to surrounding property; 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 525 sq. ft. addition consisting of a greenhouse and mechanical/storage area on the roof of a three-story brick building to be deconverted from six to five dwelling units, which addition will exceed by 9.6 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2058 N. Seminary 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: Geoffrey and Stacy Harris  
 APPEARANCES FOR: Geoffrey Harris  
 APPEARANCES AGAINST: Gene and Erika DeRoin

CAL. NO. 48-87-Z  
 MAP NO. 7-I  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED-- 2954 W. Logan Boulevard  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

Variation denied.

THE RESOLUTION:

WHEREAS, Geoffrey and Stacy Harris, owners, on February 19, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the expansion of a three-story brick three-dwelling unit condominium building by the erection of a 446 sq. ft. addition to the rear of the second floor unit over the existing three-car garage, which addition will be located in the required 30-foot rear yard and will exceed by 7.3 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 2954 W. Logan Boulevard;

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 5, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4, §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 March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 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 on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)."; that the applicants seek to expand the subject site three-story brick three-dwelling unit condominium building by the erection of a 556 sq. ft. addition to the rear of their 2nd floor unit over the existing three-car garage, which addition will exceed by 7.3 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that the proposed 2nd floor addition will be 9 feet in height above the existing

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one-story garage building and will be located entirely in the required 30 feet rear yard; that the addition, as proposed, will adversely reduce the supply of natural light reaching the two-story building and its backyard located directly east of the subject site; that the subject site is located in a recently designated National Historic Landmark area and that the erection of the proposed 556 sq. ft. addition over the existing garage building at the second floor level is an overbuilding of the site and is not in keeping with the essential character of the locality; it is therefore

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

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

APPLICANT: Stephen R. Ballis  
 APPEARANCES FOR: Davis S. Heller  
 APPEARANCES AGAINST:

CAL. NO. 49-87-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 2012-24 N. Racine Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—  
 Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Stephen R. Ballis, for American National Bank & Trust Company, Tr. #43487, owner, on February 19, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two and three-story 19-dwelling unit townhouse building whose front yard will be 6.5 feet instead of 15 feet, whose north side yard will be 10.87 feet and whose south side yard will be 4 feet instead of 20 feet each, and whose rear yard will be 6 inches instead of 30 feet, on premises at 2012-24 N. Racine Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-4, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the 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 19-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 19-dwelling units are less than the amount permitted in the district, the proposed two and three-story townhouses as designed require greater land coverage with encroachment into the required yards than would a yard-conforming multi-story residential building; and that the proposed two and three-story 19-dwelling unit townhouse structure, with provision for an open center green courtyard area, is compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two and three-story 19-dwelling unit townhouse building whose front yard will be 6.5 feet instead of 15 feet, whose north side yard will be 10.87 feet and whose south side yard will be 4 feet instead of 20 feet each, and whose rear yard will be 6 inches instead of 30 feet, on premises at 2012-24 N. Racine 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: Society for Visual Education, Inc.  
APPEARANCES FOR: John J. Pikarski, Jr.  
APPEARANCES AGAINST: John P. Quall  
PREMISES AFFECTED— 2740-42 N. Wayne Avenue  
SUBJECT— Application for the approval of a special use.  
ACTION OF BOARD—

CAL. NO. 50-87-S  
MAP NO. 7-G  
MINUTES OF MEETING  
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Case continued to  
April 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 806

APPLICANT: Society for Visual Education, Inc.  
PEARANCES FOR: John J. Pikarski, Jr.  
APPEARANCES AGAINST: John P. Quall

CAL. NO. 51-87-Z  
MAP NO. 7-G  
MINUTES OF MEETING  
March 20, 1987

PREMISES AFFECTED— 2740-42 N. Wayne Avenue

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

ACTION OF BOARD—

Case continued to  
April 16, 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 806

APPLICANT: Jeremiah McMahon  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 52-87-S  
 MAP NO. 16-L  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 6448, 6450, 6454 and 6456 S. Laporte 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, Jeremiah McMahon, for Heritage Standard Bank and Trust Co., Tr. #3882, owner, on February 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the first floor of four proposed one-story single family dwellings, in a B4-1 Restricted Service District, on premises at 6448, 6450, 6454 and 6456 S. Laporte Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 19, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-4, §8.4-1(14)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential buildings; that the public health, safety and welfare will be adequately protected in the design and location of the proposed single family dwellings; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the character of S. Laporte Avenue in this area is primarily residential; 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 dwelling units on the first floor of four proposed one-story single family dwellings, on premises at 6448, 6450, 6454 and 6456 S. Laporte 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: Jeremiah McMahon  
 APPEARANCES FOR: John. J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 53-87-Z  
 MAP NO. 16-L  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 6448, 6450, 6454 and 6456 S. Laporte Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Jeremiah McMahon, for Heritage Standard Bank and Trust Co., Tr. #3882, owner, on February 18, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of four one-story single family dwellings whose side yards will be 3 feet except the south side yard adjacent to W. 65th Street which will be 1.87 feet, instead of the required 5 feet each, on premises at 6448, 6450, 6454 and 6456 S. Laporte Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-4, §8.8-1, §8.8-1(4), §8.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the 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 if required to comply with the side yard requirements of the zoning ordinance the proposed single family dwellings would be narrower and less marketable; that the plight of the owner is due to the narrow width of the lots; and that the variations, if granted, will not alter the essential character of the locality in that the proposed single family dwellings will be consistent with the majority of the residential improvements in the block which 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 4 one-story single family dwellings whose side yards will be 3 feet except the south side yard

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adjacent to W. 65th Street which will be 1.87 feet, instead of the required 5 feet each, on premises at 6448, 6450, 6454 and 6456 S. Laporte Avenue, 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: Jeremiah McMahon  
 HEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 54-87-S  
 MAP NO. 16-L  
 MINUTES OF MEETING  
 MARCH 20, 1987

PREMISES AFFECTED— 6453, 6455 and 6457 S. Lavergne 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, Jeremiah McMahon, for Heritage Standard Bank and Trust Co., Tr. #3882, owner, on February 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the first floor of three proposed one-story single family dwellings, in a B4-1 Restricted Service District, on premises at 6453, 6455 and 6457 S. Lavergne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-4, §8.8-1, §8.8-1(4), §8.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential buildings; that the public health, safety and welfare will be adequately protected in the design and location of the proposed single family dwellings; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the character of S. Lavergne Avenue in this area is primarily residential; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of dwelling units on the first floor of 3 proposed one-story single family dwellings, on premises at 6453, 6455 and 6457 S. Lavergne 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: Jeremiah McMahon  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 55-87-Z  
 MAP NO. 16-L  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 6453, 6455 and 6457 S. Lavergne Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Jeremiah McMahon, for Heritage Standard Bank and Trust Co., Tr. #3882, owner, on February 18, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of three one-story single family dwellings whose side yards will be 3 feet except the south side yard adjacent to W. 65th Street which will be 2.19 feet, instead of the required 5 feet each, on premises at 6453, 6455 and 6457 S. Lavergne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-4, §8.8-1, §8.8-1(4), §8.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the 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 if required to comply with the side yard requirements of the zoning ordinance the proposed single family dwellings would be narrower and less marketable; that the plight of the owner is due to the narrow width of the three lots; and that the variations, if granted, will not alter the essential character of the locality in that the proposed single family dwellings will be consistent with the majority of the residential improvements in the block which 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

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3 one-story single family dwellings whose side yards will be 3 feet except the south side yard adjacent to W. 65th Street which will be 2.19 feet, instead of the required 5 feet each, on premises at 6453, 6455 and 6457 S. Lavergne Avenue, 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: Cragin Federal Savings & Loan Association  
APPEARANCES FOR: Edward G. Shenoo  
APPEARANCES AGAINST:

CAL. NO. 56-87-S  
MAP NO. 5-L  
MINUTES OF MEETING  
March 20, 1987

PREMISES AFFECTED— 5121-27 W. Fullerton 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, Cragin Federal Savings & Loan Association, owner, on February 20, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 5121-27 W. Fullerton Avenue, to serve a savings and loan facility located at 5133 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that a parking lot is necessary for the public convenience at this location to provide customer and employee parking for a savings and loan facility located at 5133 W. Fullerton Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will aid in the removal of automobiles from residential streets and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5121-27 W. Fullerton Avenue, to serve a savings and loan facility located at 5133 W. Fullerton Avenue, upon condition that no use shall be made of the lot for the purpose requested until the

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March 20, 1987

Cal. No. 56-87-S

following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of customers and employees of the applicant savings and loan facility and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that guard rails shall be erected on the periphery of the lot, excepting the portions used as driveways; that the parking spaces shall be striped; that wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Fullerton Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with all applicable ordinances; that the parking lot shall be securely locked at all times when not in use by the applicant savings and loan facility; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Barbara Dudziak  
 APPEARANCES FOR: Barbara Dudziak  
 APPEARANCES AGAINST:

CAL. NO. 57-87-Z  
 MAP NO. 9-N  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 3931 N. Sayre Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Barbara Dudziak, owner, on February 20, 1987, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a second story 21 feet by 40 feet addition and a one-story 14 feet by 21 feet addition to the rear of an existing one-story brick single family residence, whose front yard will be 15.5 feet instead of 20 feet, whose south side yard will be 3 inches instead of 3.75 feet, and whose floor area ratio will be 0.62 instead of 0.50, on premises at 3931 N. Sayre Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2 and §7.8-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single Family Residence District; that the applicant hired a contractor who erected the 2nd story 21 feet by 40 feet addition and the one-story 14 feet by 21 feet addition to the rear of the subject site one-story brick residence without obtaining necessary building permits; that the applicant then hired a new contractor and architect and is now seeking to legalize the additions in order to secure the necessary building permits; that the said additions created a floor area ratio of 0.62 instead of the maximum allowed 0.50; that on July 29, 1986 the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(12) of the zoning ordinance to allow "the increase to not more than 0.65 the permitted floor area ratio for an existing single family home located in an R2 Single Family Residence District"; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the 1st and 2nd story additions are necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to unique circumstances in that the original contractor erected the said

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additions without obtaining necessary building permits and that the owner now finds herself in a fait accompli situation; that no one appeared in opposition to the granting of the requested variations; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2nd story 21 feet by 40 feet addition and a one-story 14 feet by 21 feet addition to the rear of an existing one-story brick single family residence, whose front yard will be 15.5 feet instead of 20 feet, whose south side yard will be 3 inches instead of 3.75 feet, whose floor area ratio will be 0.62 instead of 0.50, on premises at 3931 N. Sayre 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: Bruno and Ursula Mlodzinski  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 3334, 3336, 3338 and 3340 W. 55th Street  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 58-87-S  
 MAP NO. 12-J  
 MINUTES OF MEETING  
 March 20, 1987

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Bruno and Ursula Mlodzinski, for Drovers Bank of Chicago, Tr. #81025, owner, on February 23, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the first floor of four proposed one-story single family dwellings, in a B2-1 Restricted Retail District, on premises at 3334, 3336, 3338 and 3340 W. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2 A(1), §8.4-1(14), §8.7-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 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 proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area; that the trend of development in the area is toward residential use; that the public health, safety and welfare will be adequately protected in the design of the four proposed single family residences; that the proposed use is compatible with the residential uses in the balance of the block 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 dwelling units on the first floor of 4 proposed one-story single family dwellings, on premises at 3334, 3336, 3338 and 3340 W. 55th 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: John J. Cullerton  
APPEARANCES FOR: Lawrence J. Suffredin  
APPEARANCES AGAINST:

CAL. NO. 59-87-S  
MAP NO. 5-F  
MINUTES OF MEETING  
March 20, 1987

PREMISES AFFECTED— 645, 647 and 649 W. Armitage 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, John J. Cullerton, for Mid Town Bank, Tr. #1479, owner, on February 23, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units on the first floor of a proposed three-story three-dwelling unit townhouse building, in a B2-3 Restricted Retail District, on premises at 645, 647 and 649 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

WHEREAS, the district maps show that the premises are located in a B2-3 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 B2-3 Restricted Retail District; that the proposed use is necessary for the public convenience at this location in that W. Armitage Avenue is not a viable business area at this location and that there is no demand for business improvements in this area; that the public health, safety and welfare will be adequately protected in the design of the proposed three dwelling unit townhouse structure which will provide adequate off-street parking; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the character of W. Armitage Avenue in this area is primarily residential; 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 dwelling units on the first floor of a proposed three-story three-dwelling unit townhouse building, on premises 645, 647 and 649 W. Armitage 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: John J. Cullerton  
 APPEARANCES FOR: Lawrence J. Suffredin  
 APPEARANCES AGAINST:

CAL. NO. 60-87-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 645, 647 and 649 W. Armitage Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, John J. Cullerton, for Mid Town Bank, Tr. #1479, owner, on February 23, 1987, filed an application for a variation of the zoning ordinance to permit, in a B2-3 Restricted Retail District, the erection of a three-story three-dwelling unit townhouse building whose front yard will be 12 feet instead of 15 feet and whose west side yard will be 3.68 feet and whose east side yard will be 3.5 feet instead of 7.2 feet each, on premises at 645, 647 and 649 W. Armitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.7-2, §8.8-2 and §11.7-4(1)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

WHEREAS, the district maps show that the premises are located in a B2-3 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 B2-3 Restricted Retail 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 to erect less than the proposed three-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed three-story three-dwelling unit townhouse building requires greater land coverage with encroachment into the required yards than would typical yard-conforming multi-story rental units; and that the proposed townhouse structure is compatible with the majority of existing improvements in the area which do not comply with the side yard requirements of the zoning ordinance and will not alter the essential character of the locality; it is therefore

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

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a three-story three-dwelling unit townhouse building whose front yard will be 12 feet instead of 15 feet and whose west side yard will be 3.68 feet and whose east side yard will be 3.5 feet instead of 7.2 feet each, on premises at 645, 647 and 649 W. Armitage 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: Farouk Taiym  
 APPEARANCES FOR: Farouk Taiym  
 APPEARANCES AGAINST:

CAL. NO. 61-87-A  
 MAP NO. 20-F  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 8125 S. Halsted Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Farouk Taiym, owner, on February 10, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in a two-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 8125 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 6, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 March 20, 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 district maps, as printed, indicate that the subject tavern is located in a B2-2 Restricted Retail District; that City of Chicago records indicate that a zoning amendment was introduced in the City Council on June 1, 1979 to down-zone S. Halsted Street roughly from the alley south of W. 79th Street to W. 81st Street on the west side and to W. 83rd Street on the east side to that of a B2-2 Restricted Retail District; that said amendment was amended in committee to exclude the east side of S. Halsted Street from W. 81st Street to W. 83rd Street and was passed, as amended, on September 26, 1979; that the excluded area, which was zoned C1-2 Restricted Commercial, was erroneously printed in the district maps as a B2-2 Restricted Retail District; that the subject site is located within said excluded area and has been zoned C1-2 Restricted Commercial since the passage of the 1957 comprehensive amendment to the zoning ordinance; that a tavern is a permitted use in a C1-2 District; that no violation of the zoning ordinance exists or 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 re-establishment of a tavern in a two-story brick store and apartment building, on premises at 8125 S. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied PAGE 32 OF MINUTES with before a permit is issued.

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

APPLICANT: Cecelia Villarruel  
 APPEARANCES FOR: Ramon Villarruel  
 APPEARANCES AGAINST:

CAL. NO. 62-87-A  
 MAP NO. 20-A  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 8319 S. Burley 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, Cecelia Villarruel, for Ray Diaz, owner, on February 17, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail grocery store in a 2-story frame store and apartment building, in a B4-1 Restricted Service District, on premises at 8319 S. Burley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 29, 1987 reads:

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

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 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 in an existing retail grocery store in the two-story frame store and apartment building on the subject site; that the appellant proposes to wholesale tamales and tamale dough on a limited basis; that limited wholesaling is accessory to the principal retail grocery store activity; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing retail grocery store in a two-story frame store and apartment building, on premises at 8319 S. Burley 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: John Bias  
 APPEARANCES FOR: John Bias  
 APPEARANCES AGAINST:

CAL. NO. 63-87-A  
 MAP NO. 18-G  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 7236 S. Ada 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, John Bias, owner, on February 19, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the rental of video tapes in an existing grocery store in a two-story frame store and apartment building, in an R2 Single Family Residence, on premises at 7236 S. Ada Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 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 in an existing non-conforming grocery store in the two-story frame store and apartment building on the subject site; that the appellant proposes to rent video tapes on a limited basis to the customers of the grocery store; that providing video tapes on a rental basis to the customers of the grocery store is accessory to the principal retail grocery store activity; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the rental of video tapes as an accessory use only in an existing grocery store in a two-story frame store and apartment building, on premises at 7236 S. Ada Street, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 7:30 P.M., Mondays through Thursdays and 7:30 A.M. and 10 P.M., Fridays through Sundays; 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: Petra Mireless  
 APPEARANCES FOR: Pedro Alarcon  
 APPEARANCES AGAINST:

CAL. NO. 64-87-A  
 MAP NO. 4-G  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 1830 S. Allport 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, Petra Mireless, for Jose Alarcon, owner, on February 18, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand shop in a 2-story frame store and apartment building, in an R4 General Residence District, on premises at 1830 S. Allport Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the non-conforming store in the two-story frame store and apartment building has been occupied by business uses including a tavern, a B4 use, and most recently for storage of second-hand merchandise, also a B4 use; that the change of use to a second-hand shop, a B4 use, limited to the sale of second-hand clothing and small game items, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand shop in a two-story frame store and apartment building, on premises at 1830 S. Allport Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M.; that merchandise for sale shall be limited to clothing and small game items that there shall be no display or sale of merchandise on the city sidewalks; 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: Joseph Mroczek

CAL. NO. 65-87-A

PEARANCES FOR:

MAP NO. 17-0

PEARANCES AGAINST:

MINUTES OF MEETING  
March 20, 1987

PREMISES AFFECTED— 6678-82 N. Northwest Highway

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

ACTION OF BOARD—

Case continued to  
April 16, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Big Apple Finer Foods, Inc.  
 APPEARANCES FOR: Edward Proctor  
 APPEARANCES AGAINST:

CAL. NO. 265-86-A  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 2345 N. Clark Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.  
 ACTION OF BOARD—

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

THE RESOLUTION:

WHEREAS, Big Apple Finer Foods, Inc., for Frank, Mildred, Wayne and Russell Lodarek, owners, on August 6, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail grocery store in a one-story brick building, in a B4-4 Restricted Service District, on premises at 2345 N. Clark Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 1, 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 March 20, 1987; and

WHEREAS, the district maps show that the premises are located in a B4-4 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 B4-4 Restricted Service District in a one-story brick building occupied by an existing retail grocery store; that the appellant has operated a retail grocery store at the subject site for the past 26 years; that until several years ago, the appellant bought fresh produce from several different purveyors which necessitated receiving many deliveries daily at the site; that the appellant now goes to the market and brings back the produce thereby eliminating several deliveries to the site; that the appellant seeks to wholesale a portion of the produce to neighborhood restaurants; that much of the wholesale operation is done from the market in that the appellant will make deliveries to its wholesale customers before returning to the subject site; that the wholesaling of fresh produce in such a manner and limited to not more than 15 percent of the existing retail grocery store operation is accessory to the primary retail grocery store use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing retail grocery

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

March 20, 1987

Cal. No. 265-86-A

store in a one-story brick building, on premises at 2345 N. Clark Street, upon condition that the wholesale activity shall not exceed 15 percent of the gross use at the subject site; 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: Corkhill Electric Company  
 APPEARANCES FOR: David R. Kugler  
 APPEARANCES AGAINST: Jamed D. Brusslan

CAL. NO. 15-87-A  
 MAP NO. 1-F  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 41 W. Congress Parkway  
 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 RESOLUTION:

WHEREAS, Corkhill Electric Company, for Illinois Petroleum, owner, on November 28, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 12 feet by 36 feet illuminated advertising sign, affixed to a 50 feet high support, due to its proximity to property that was acquired for the super-highway system, in a C3-6 Commercial-Manufacturing District, on premises at 41 W. Congress Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 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, §9.9(5), §11.8-1."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the appellant seeks to erect a 12 feet by 36 feet illuminated advertising sign affixed to a 50 feet high support at the subject site; that City of Chicago Map Department records indicate that Congress Parkway runs west from Michigan Avenue and feeds into the Eisenhower Expressway at Wells Street; that both Congress Parkway and the Eisenhower Expressway are designated on the city maps as property acquired for the West Route (West Congress Parkway Expressway and the Eisenhower Expressway, respectively) of the Comprehensive Superhighway Systems, by General Ordinance passed on October 31, 1940 by the City Council; that on January 10, 1964, the City Council renamed the then called Congress Expressway to the Dwight D. Eisenhower Expressway, applying only to the roadway running west of Wells Street; that the roadway running east of Wells Street to Michigan Avneue was to be known as Congress Parkway; that under §9.9(5)(c) of the zoning ordinance "no advertising signs are permitted within 500 feet of any major route, including....c) those portions of the Comprehensive Superhighway System of the City of Chicago, approved by the City Council...."; that the proposed sign will be situated on an approximately 48 feet by 66 feet lot that abuts said approved Comprehensive Superhighway System and will be visible therefrom; it is therefore

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  
March 20, 1987  
Cal. No. 15-87-A

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

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

APPLICANT: Edward L. Niemiec  
 APPEARANCES FOR: Robert G. Cook, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 39-87-A  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 3034 N. Seminary Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Edward L. Niemiec, owner, on January 12, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a bathroom in the attic of a one-story frame dwelling on the rear of a lot improved additionally with a two-and-a-half story frame apartment building, in an R4 General Residence District, on premises at 3034 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1987 reads:

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

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a two-and-a-half story frame apartment building on the front of the lot and a two-story frame dwelling on the rear of the lot; that the appellant was issued a building permit #661169 on November 12, 1985 for the installation of a bathroom in the attic of the existing two-story single family dwelling on the rear of the lot; that the said bathroom was installed in reliance of the permit; that the appellant is not adding an additional dwelling unit but improving the top level of the building; that there is no expansion of the existing walls of the building; 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 installation of a bathroom in the attic of a two-story frame single family dwelling on the rear of a lot improved additionally with a two-and-a-half story frame apartment building, on premises at 3034 N. Seminary Avenue, upon condition that all applicable ordinances of the City are complied with.

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

APPLICANT: Dan Cassin  
 APPEARANCES FOR: Edward Shenoo  
 APPEARANCES AGAINST:

CAL. NO. 5-87-S  
 MAP NO. 5-K  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 4600 W. North Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—  
 Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Dan Cassin, owner, on December 4, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an automobile junk yard, in an M2-2 General Manufacturing District, on premises at 4600 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 28, 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, §10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 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 M2-2 General 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 M2-2 General Manufacturing District; that the subject site is a triangular-shaped parcel of land of approximately 15,000 sq. ft.; that the subject site has been used as an automobile junk yard for approximately 16 years; that the applicant has owned and operated the subject site as an automobile junk yard for the past nine years; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the proposed use which will be operated in compliance with all applicable city and state ordinances governing the operation of junk yards; and that the proposed use is compatible with the existing manufacturing and commercial 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 approve the establishment of an automobile junk yard, on premises at 4600 W. North Avenue, upon condition that the operation at all times shall be conducted in conformance with the performance standards established for the M2-1 to M2-5 General Manufacturing Districts under the zoning ordinance and in compliance with the

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March 20, 1987

Cal.No. 5-87-S

regulations of the Environmental Control Section of the Department of Consumer Services of the City of Chicago; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Norbert Gleicher

CAL. NO. 24-87-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

March 20, 1987

PREMISES AFFECTED— 326 W. Wisconsin Street

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

ACTION OF BOARD—

Case continued to  
April 16, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
		x
x		
		x

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

APPLICANT: James Ganley  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 27-87-S  
 MAP NO. 13-M  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 6015 W. Gunnison Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, James Ganley, for Peggy Veremis, owner, on January 21, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit on the first floor of a proposed two-story two-dwelling unit building, in a B4-1 Restricted Service District, on premises at 6015 W. Gunnison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-3, §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 March 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 2, 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 on January 16, 1987, the City Council rezoned the subject site from R3 General Residence to B4-1 Restricted Service expressly for the proposed two-story two-dwelling unit building; that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in the area; that the public health, safety and welfare will be adequately protected in the design and location of the building which will provide adequate off-street parking; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the existing improvements in the area which are primarily residential; 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 dwelling unit on the first floor of a proposed two-story two dwelling unit building, on premises at 6015 W. Gunnison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with for a permit is issued.

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

APPLICANT: James Ganley  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 28-87-Z  
 MAP NO. 13-M  
 MINUTES OF MEETING  
 March 20, 1987

PREMISES AFFECTED— 6015 W. Gunnison Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, James Ganley, for Peggy Veremis, owner, on January 21, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a two-story two-dwelling unit building whose side yards will be 2 feet instead of 5 feet each, on premises at 6015 W. Gunnison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-3, §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 March 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 2, 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 property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to erect the subject building in conformance with the side yard requirements; that the plight of the owner is due to the narrow width of the subject lot; and that the variation, if granted, will not alter the essential character of the locality in that the proposed side yards will be similar to the side yards of the existing improvements in the area; it is therefore

RESOVLED, 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 two-dwelling unit building whose side yards will be 2 feet instead of 5 feet each, on premises at 6015 W. Gunnison 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 806

APPLICANT: New Paradise Missionary Baptist Church  
 APPEARANCES FOR: Grace E. Wein  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 6701 S. Evans Avenue  
 SUBJECT— Application for the approval of a special use.  
 ACTION OF BOARD—

CAL. NO. 30-87-S  
 MAP NO. 16-E  
 MINUTES OF MEETING  
 March 20, 1987

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, New Paradise Missionary Baptist Church, owner, on December 23, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 6701 S. Evans Avenue, to serve a church located at 6645 S. Evans Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, §8.3-4 B(27)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 2., 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on November 14, 1975, in Calendar No. 270-75-S, the Board approved the establishment of an off-site parking lot for the parking of private passenger automobiles at 732 E. 67th Street to fulfill the parking requirements for the erection of the applicant church at 6645 S. Evans Avenue; that the lot was never improved as a parking lot and that another church presently exists on the site; that the proposed parking lot is necessary for the public convenience at this location to fulfill the parking requirements of the applicant church located at 6645 S. Evans Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will help alleviate parking congestion in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory



## MINUTES OF MEETING

March 20, 1987

Cal. No. 30-87-S

parking lot for the parking of private passenger automobiles, on premises at 6701 S. Evans Avenue, to fulfill the parking requirements of a church located at 6645 S. Evans Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles only and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a six foot high chain link fence; that the parking spaces shall be striped; that lighting shall be provided that reflects away from abutting residential property; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with all applicable ordinances; that the parking lot 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 before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order 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: Thomas E. Carpenter  
 APPEARANCES FOR: Thomas E. Carpenter  
 APPEARANCES AGAINST:

CAL. NO. 34-87-S  
 MAP NO. 12-J  
 MINUTES OF MEETING  
 February 20, 1987 and  
 March 20, 1987

PREMISES AFFECTED— 3259 W. 48th Place  
 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, Thomas E. Carpenter, for Lake View Bank, Tr. #701728, owner, on January 14, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an indoor/outdoor amusement center, in an M2-3 General Manufacturing District, on premises at 3259 W. 48th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 22, 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, §10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on February 20, 1987 and March 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 2, 1987; and

WHEREAS, the district maps show that the premises are located in an M2-3 General 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 M2-3 General Manufacturing District; that the proposed indoor/outdoor amusement center will provide facilities for miniature golf, batting range, basketball, ping pong and other similar games and an outdoor go-cart track; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will comply with all applicable building code regulations and which will provide adequate off-street parking; and that the proposed use is compatible with the mixed commercial and manufacturing 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 an indoor/outdoor amusement center, on premises at 3259 W. 48th Place, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 11 P.M., Mondays through Thursdays and 10 A.M. and 12 Midnight, Fridays through Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

March 20, 1987

Cal. No. 332-85-Z

Mr. Paul T. Wigoda, for Matanky Realty Acquisition Corp, presented a request for an extension of time in which to obtain building permits for the erection of an approximately 3,000 sq. ft. 4th floor addition and the establishment of 7 dwelling units on the 2nd and 3rd floors of a three-story brick store and apartment building, which addition will be partially situated in the required front, side and rear yards and whose lot area is 6,250 sq. ft. instead of 6,300 square feet, on premises at 1013 W. Webster Avenue, which variations were granted by the Board on October 18, 1985 in Calendar No. 332-85-Z.

Mr. Wigoda stated that the applicant was unable to apply for building permits and commence construction due to difficulties in obtaining financing.

Chairman Guthman moved that the request be granted and that the time be extended to July 18, 1987.

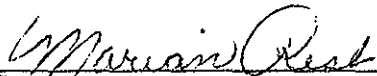
The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING  
March 20, 1987

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Thursday, April 16, 1987.

  
Secretary