

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, December 11, 1987

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

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

Lawrence E. Kennon  
Vice Chairman  
Michael J. Howlett, Sr.  
Rafael R. Rios  
Roula Alakiotou

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Mr. Rios moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on November 13, 1987, (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

\* \* \* \* \*

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

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

APPLICANT: Silvio Anichini  
 APPEARANCES FOR: Mark DiGanci  
 APPEARANCES AGAINST:

CAL. NO. 251-87-Z  
 MAP NO. 15-G  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 1264 W. Glenlake Avenue

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

**ACTION OF BOARD—**

Variations granted.

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, Silvio Anichini, owner, on October 22, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one story 6.81 feet by 11 feet addition at the rear of a two-story brick two-dwelling unit building, whose rear yard will be 27 feet instead of 30 feet and which addition will exceed by 2.57 percent (74.25 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1264 W. Glenlake Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §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 December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15 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 74.25 square feet one-story addition at the rear of an existing two-story brick two-dwelling unit building which will exceed by 2.57 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 to enlarge the existing kitchen to provide an eating area; that the plight of the owner is due to unique circumstances in that the only space available in which to extend the kitchen is located in the required rear yard which necessitates the

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required rear yard variations; and that the variations, if granted, will not alter the essential character of the locality in that there is no garage at the rear of the subject lot and that the proposed addition, which decreases the 30 feet required rear yard by only 3 feet, will not affect an adequate supply of light and air to abutting residential properties; 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 one-story 6.81 feet by 11 feet addition at the rear of a two-story brick two dwelling-unit building, on premises at 1264 W. Glenlake Avenue, whose rear yard will be 27 feet instead of 30 feet and which addition will exceed by 2.57 percent (74.25 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, 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: Irene B. McDonald  
 APPEARANCES FOR: Irene B. McDonald  
 APPEARANCES AGAINST:

CAL. NO. 252-87-Z  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 3449 N. Seminary Avenue

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

**ACTION OF BOARD—**

Variation granted.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Irene B. McDonald, owner, on October 21, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the enclosure of the three-story porch and stairwell of a three-story brick three-dwelling unit building on the rear of a lot improved additionally with a two-and-a-half story frame two-dwelling unit building, which enclosure will exceed by 13 percent (346 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 3449 N. Seminary Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that 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 enclosure of porch and stairwell of a three-story brick three-dwelling unit building on the rear of a lot improved additionally with a two-and-a-half story frame two-dwelling unit building was erected without the necessary building permits; that the applicant seeks to legalize the 346 square feet three-story porch and stairwell enclosure to said three-story building which will exceed by 13 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 said enclosure is necessary to protect

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the stairwell from ice and snow; that the plight of the owner is due to unique circumstances in that the said enclosure was erected without obtaining the necessary permits and that the applicant now finds herself in a fait accompli situation; that the subject building is located in a neighborhood in which many structures have enclosed rear porches and that the variation, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the enclosure of the three-story porch and stairwell of a three-story brick three-dwelling unit building on the rear of a lot improved additionally with a two-and-a-half story frame two-dwelling unit building, on premises at 3449 N. Seminary Avenue, which enclosure will exceed by 13 percent (346 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, 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: Douglas B. Gillespie  
 APPEARANCES FOR: Douglas B. Gillespie  
 APPEARANCES AGAINST:

CAL. NO. 253-87-Z  
 MAP NO. 5-G  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 1867 N. Maud Avenue and 1868 N. Poe Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Douglas B. Gillespie, for Mid Town Bank, Tr. #1484, owner, on October 18, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the installation of parking space in the eastern ground floor portion of a two-story frame single family residence, which portion of the building is situated in the required front and north side yards, on premises at 1867 N. Maud Avenue and 1868 N. Poe Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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 located in an R4 General Residence District; that the subject site is a through lot improved with two formerly detached residential structures which have been connected and combined for use as a single family dwelling; that the applicant proposes to provide a parking space on the ground floor in the eastern portion of the single family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed parking space is necessary to serve the proposed single family residence on the subject site; that the plight of the owner is due to unique circumstances in that the subject site lot is a through lot which requires a front yard on both street frontages and that the proposed parking space could not be provided without the requested variations; that the proposed parking space will be located on the N. Poe Street front of the lot in line with an existing garage on the adjacent lot and will not alter the essential character of the locality; it is therefore

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

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the installation of parking space in the eastern ground floor portion of a two-story frame single family residence, which portion of the building is situated in the front and north side yards, on premises at 1867 N. Maud Avenue and 1868 N. Poe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

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

CAL NO. 254-87-Z  
 MAP NO. 3-F  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 1448-52 N. Orleans Street

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Douglas B. Gillespie, for Mid Town Bank, Tr. #1454, owner, on October 16, 1987, filed an application for a variation of the zoning ordinance to permit, in a C1-3 Restricted Commercial District, the conversion of a former boiler house to 12-dwelling units, with ground floor parking, lobby and business office, with no provision for one loading berth on premises at 1448-52 N. Orleans Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.10-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is improved with a former boiler house structure which covers the entire lot; that it is proposed to convert the said boiler house structure to 12 dwelling units with ground floor parking, lobby and business office; 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 accommodate a 10 feet by 15 feet by 14' high loading berth on the ground floor of the proposed development would eliminate one dwelling unit and one parking space which would render the project economically unfeasible; that the plight of the owner is due to unique circumstances in that the subject property has no yards or alley access to accommodate a loading berth; and that the variation, if granted, will not alter the essential character of the locality in that the proposed 12 dwelling unit structure will not require daily truck deliveries and that any deliveries if necessary can be made from the garage area; it is therefore

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

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the conversion of a former boiler house to 12-dwelling units with ground floor parking, lobby and business office, with no provision for one loading berth, on premises at 1448-52 N. Orleans Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

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

CAL. NO. 255-87-Z amend-  
 ed to 255-87-A  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 905-07 W. Belmont Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance amended to an Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bernard I. Citron, for Shoouyih Jean, owner, on October 20, 1987, filed an application for a variation of the zoning ordinance which was subsequently amended to an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a dwelling unit on the 2nd floor of the rear two-story portion of a two and three-story brick store and four-dwelling unit building, with on-site parking for four instead of five automobiles, in a B5-3 General Service District, on premises at 905-907 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 §5.8-1(2), §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 December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

WHEREAS, the district maps show that the premises are located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-3 General Service District; that the two and three-story brick store and four-dwelling unit building on the subject site was constructed prior to the passage of the Chicago Zoning Ordinance at which time no off-street parking spaces were required; that the existing parking space on the 1st floor of the rear building will satisfy the parking requirement for the proposed dwelling unit above; 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 dwelling unit on the 2nd floor of the rear two-story portion of a two and three-story brick store and four-dwelling unit building, on premises at 905-907 W. Belmont Avenue, upon condition that the one parking space located on the 1st floor of the rear building shall be maintained; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is

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

APPLICANT: Bernard I. Citron

CAL. NO. 256-87-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3854-58 N. Paulina Street and 1701-11 W. Byron Street

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bernard I. Citron, for Prairie Development, Ltd., owner, on October 16, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story six-dwelling unit townhouse building, whose east front yard will be 1.5 feet instead of 15 feet and whose west rear yard will be 20 feet instead of 30 feet, on premises at 3854-58 N. Paulina Street and 1701-11 W. Byron Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.9-3, §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 December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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 September 23, 1987 the City Council rezoned the subject site from R3 to R4 General Residence; that the subject site is a corner lot measuring 6,206 square feet; 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 build less than the six-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to the design of the attached single family townhouses, which arrangement requires greater horizontal land coverage and encroachment into the required front and rear yards; and that the proposed six-dwelling unit townhouse building, located on a corner lot, 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 zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story six-dwelling

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townhouse building, whose east front yard will be 1.5 feet instead of 15 feet and whose west rear yard will be 20 feet instead of 30 feet, on premises at 3854-58 N. Paulina Street and 1701-11 W. Byron 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: Fishy Things, Inc.  
 APPEARANCES FOR: Dennis B. Robertson  
 APPEARANCES AGAINST:

CAL NO. 257-87-S  
 MAP NO. 28-F  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 11301-19 S. Halsted Street and 747-57 W. 113th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Fishy Things, Inc., for Sheldon Heights Church of Christ, owner, on November 6, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a B4-1 Restricted Service District, on premises at 11301-19 S. Halsted Street and 747-57 W. 113th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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 it is proposed to construct a Dock's carryout restaurant on the subject site and to provide drive-through service in conjunction with said use; that there will be no sit-down food service on the premises; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: lighted directional ingress and egress signs, a 6 feet high solid wood fence with an inside 2 feet high steel beam guard rail along the entire east lot line to screen the facility from the abutting residential property, a 2 feet high steel beam guard rail along the entire south property line to prevent use of the abutting alley; and that the proposed use is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility

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in conjunction with a proposed restaurant, on premises at 11301-19 S. Halsted Street and 747-57 W. 113th Street, upon condition that ingress to and egress from the drive-through facility shall be determined by the Bureau of Traffic Engineering and Operations; that there shall be no ingress nor egress from the alley; that lighted directional signs shall be erected at the established entrances and exists to the subject site; that a six-foot high solid wood fence with an inside two-foot high steel beam guard rail shall be erected along the entire east lot line to screen the drive-through facility from residential property abutting the subject site; that a two feet high steel beam guard rail shall be provided along the entire south property line to prevent use of the abutting alley; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Fishy Things, Inc.  
 APPEARANCES FOR: Dennis B. Robertson  
 APPEARANCES AGAINST:

CAL. NO. 258-87-S  
 MAP NO. 6-I  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 3149-59 W. Cermak Road  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Fishy Things, Inc., for Drovers Bank, Tr. #87079, owner, on November 5, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed restaurant, in a B4-2 Restricted Service District, on premises at 3149-59 W. Cermak Road; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(6), §8.4-4(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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 B4-2 Restricted Service District; that it is proposed to construct a Dock's carryout restaurant on the subject site and to provide drive-through service in conjunction with said use; that there will be no sit-down food service on the premises; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: lighted directional ingress and egress signs, two-foot high steel beam guard rails along the entire east and south property lines to protect the abutting property and prevent use of the abutting alley; and that the proposed use is compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility



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in conjunction with a proposed restaurant, on premises at 3149-59 W. Cermak Road, upon condition that the ingress to and egress from the drive-through facility shall be determined by the Bureau of Traffic Operations and Engineering; that there shall be no ingress to or egress from the alley; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that two-foot high steel beam guard rails shall be provided along the entire east and south property lines; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: General Parking Corporation  
 APPEARANCES FOR: Stuart H. Glicken  
 APPEARANCES AGAINST:

CAL. NO. 259-87-S  
 MAP NO. 1-E  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 21-27 E. Ohio Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for LaSalle National Bank, Tr. #112391, owner, one November 2, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee attendant parking lot for the parking of private passenger automobiles, in a B7-6 General Central Business District, on premises at 21-27 E. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §8.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

WHEREAS, the district maps show that the premises are located in a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B7-6 General Central Business District; that the proposed attendant parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed attendant parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a termination date of December 11, 1992, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public fee attendant parking lot for the parking of private passenger automobiles, on premises at 21-27 E. Ohio Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic

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concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that two-foot high steel beam guard rails shall be erected on the periphery of the surfaced area, excluding the driveway(s); that lighting shall be provided; that ingress and egress to the lot shall be from E. Ohio Street; that the public alley abutting the site shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the hours of operation of the parking lot shall be limited to the hours between 6 A.M. and Midnight; that the lot shall be locked by a appropriate security device during the hours when not in operation; that the use of the premises as a public fee attendant parking lot shall terminate five years from the date hereof, on December 11, 1992; 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 the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application under 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: Bargain Auto Parts, Inc.

CAL. NO. 260-87-S

APPEARANCES FOR:

MAP NO. 1-I

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 11, 1987

PREMISES AFFECTED-- 600-38 N. Sacramento Boulevard

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Case continued to  
January 15, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

**APPLICANT:** Progressive True Vine M.B. Church III  
**APPEARANCES FOR:** Paul L. Williams  
**APPEARANCES AGAINST:**

**CAL. NO.** 261-87-S  
**MAP NO.** 4-J  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED---** 1543-45 S. Pulaski Road  
**SUBJECT---** Application for the approval of a special use.

**ACTION OF BOARD---**

Application approved.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

**THE RESOLUTION:**

WHEREAS, Progressive True Vine M.B. Church III, owner, on October 30, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 50 feet by 54 feet addition to the rear of a one-story brick 264-seat church building, in a B4-2 Restricted Service District, on premises at 1543-45 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago. specifically, §8.3-4, §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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 B4-2 Restricted Service District; that the applicant church has been located at the subject site for the past 20 years; that the proposed addition is necessary to provide needed office, dining and fellowship hall facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will continue to provide needed services to the community with adequate off-street parking provided at 1544-46 S. Pulaski Road; and that the proposed addition will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 50 feet by 54 feet addition to the rear of a one-story brick 264-seat church building, on premises at 1543-45 S. Pulaski Road, upon condition that off-street parking shall be provided at 1544-46 S. Pulaski Road as per Calendar Nos. 262-87-Z and 263-87-S approved in conjuncton herewith; 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: Progressive True Vine M.B. Church III  
 APPEARANCES FOR: Paul L. Williams  
 APPEARANCES AGAINST:

CAL. NO. 262-87-Z  
 MAP NO. 4-K  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED-- 1543-45 S. Pulaski Road

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

ACTION OF BOARD--

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Progressive True Vine M.B. Church III, owner, on October 30, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a one-story 50 feet by 54 feet addition to the rear of a one-story brick 264-seat church building, with provision for 19 instead of 22 automobiles and located at 1544-46 S. Pulaski Road, on premises at 1543-45 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago. specifically, §8.3-4, §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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 B4-2 Restricted Service District; that on December 11, 1987, in Calendar No. 261-87-S, the Board approved the erection of a one-story 50 feet by 54 feet addition to the rear of the applicant 264-seat church building at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed one-story addition is necessary to provide office, dining and fellowship hall facilities for the congregation; that the plight of the owner is due to unique circumstances in that the proposed one-story addition to the rear of the existing building will cover the available land lot line to lot line necessitating the requested reduction in required parking spaces; and that the variation, if granted, will not alter the essential character of the locality in that adequate off-street parking for the applicant church will be located at 1544-46 S. Pulaski Road; it is therefore

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

**MINUTES OF MEETING**

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Cal. No. 262-87-Z

of a one-story 50 feet by 54 feet addition to the rear of a one-story 264-seat church building, on premises at 1543-45 S. Pulaski Road, with provision for 19 instead of 22 automobiles and located at 1544-46 S. Pulaski Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Progressive True Vine M.B. Church III  
**APPEARANCES FOR:** Paul L. Williams  
**APPEARANCES AGAINST:**

**CAL. NO.** 263-87-S  
**MAP NO.** 4-K  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED—** 1544-46 S. Pulaski Road  
**SUBJECT—** Application for the approval of a special use.

**ACTION OF BOARD—**

Application approved.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Progressive True Vine M.B. Church III, owner, on October 30, 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 19 automobiles, in a C1-2 Restricted Commercial District, on premises at 1544-46 S. Pulaski Road, to satisfy the parking requirements for a 264-seat church located at 1543-45 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 30, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1, §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that on December 11, 1987, in Calendar Nos. 261-87-S and 262-87-Z, the Board approved the erection of a one-story 50 feet by 54 feet addition to the rear of a one-story brick 264-seat church building at 1543-45 S. Pulaski Road, with provision for parking of 19 instead of 22 automobiles at the subject site; that the proposed off-site accessory parking lot for the parking of 19 automobiles is necessary at this location to satisfy the parking requirements for the 264-seat church located at 1543-45 S. Pulaski Road; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed off-street parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed off-street parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of 19 automobiles, on premises at 1544-46 S. Pulaski Road, to



MINUTES OF MEETING

December 11, 1987

Cal. No. 263-87-S

satisfy the parking requirements for a 264-seat church located at 1543-45 S. Pulaski Road, upon condition that no use shall be made of the premises 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 and that no commercial vehicles shall be parked upon said lot at any time; that steel beam guard rails two feet in height shall be erected on the periphery of the lot excepting at the established entrance and exit; 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 ingress and egress and the design of the 19 parking stalls shall be determined by the Bureau of Traffic Engineering and Operations; that the alley may be used for access to the parking stalls only if the alley barrier requirement is waived by the City Council; that the parking stalls shall be designated by striping; that lighting shall be provided; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the 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 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 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 this 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:** Irving Federal Savings & Loan Association

**APPEARANCES FOR:**

**CAL. NO.** 264-87-S

**MAP NO.** 9-J

**MINUTES OF MEETING**

December 11, 1987

**APPEARANCES AGAINST:**

**PREMISES AFFECTED---** 3939-41 N. Drake Avenue

**SUBJECT---** Application for the approval of a special use.

**ACTION OF BOARD---**

Case continued to  
January 15, 1988.

**THE VOTE**

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

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

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

**APPLICANT:** Irving Federal Savings & Loan Association  
**APPEARANCES FOR:**  
**APPEARANCES AGAINST:**

**CAL. NO.** 265-87-Z  
**MAP NO.** 9-J  
**MINUTES OF MEETING**  
December 11, 1987

**PREMISES AFFECTED—** 3939-41 N. Drake Avenue

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

**ACTION OF BOARD—**

Case continued to  
January 15, 1988.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Asclose, Inc., c/o Ann Johnson (contract purchaser)  
 APPEARANCES FOR: Thomas J. McNulty  
 APPEARANCES AGAINST: Kathleen Kiley  
 PREMISES AFFECTED— 3258 N. Southport Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 266-87-S  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 December 11, 1987

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Asclose, Inc., c/o Ann Johnson (contract purchaser), for Jesse Lawson, owner, on November 4, 1987, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern on the 1st floor of a two-story frame building, in an R4 General Residence District, on premises at 3258 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 9, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on November 23, 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-story frame building containing an operating, licensed tavern on the first floor with a rear dwelling unit and two dwelling units on the second floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been operated by the current owner for approximately 12 years; that the applicant is the contract purchaser of the subject property and proposes to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to upgrade the subject site building with a new roof and other repairs and proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern in the building on the subject site will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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

**MINUTES OF MEETING**

December 11, 1987

Cal. No. 266-87-S

Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern on the 1st floor of a two-story frame building, on premises at 3258 N. Southport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant Asclose, Inc. as licensee, and that a change of licensee shall render the special use granted herein null and void; and be it further

RESOLVED, that the tavern in the subject site building is, and shall continue to be, subject to all applicable provisions of Article 6 of the zoning ordinance.

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

**APPLICANT:** Tomas Pena  
**APPEARANCES FOR:** Lucia Pena, Tomas Pena  
**APPEARANCES AGAINST:**

**CAL NO.** 267-87-A  
**MAP NO.** 20-B  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED--** 8209 S. South Shore Drive  
**SUBJECT--** Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD--**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		

**THE RESOLUTION:**

WHEREAS, Tomas Pena, for Dora Salazar, owner, on November 5, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop in a two-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 8209 S. South Shore Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 4, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming store in the two-story brick and frame building on the subject site has been occupied by business uses, the last use having been a retail clothing store, a B2 use, which use recently ceased operation; that the change of use to a barber shop, a B1 use, is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop in a two-story brick and frame store and apartment building, on premises at 8209 S. South Shore Drive, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesdays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John L. Williams  
 APPEARANCES FOR: John L. Williams  
 APPEARANCES AGAINST:

CAL. NO. 268-87-A  
 MAP NO. 18-D  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 1201-09 E. 71st Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John L. Williams, owner, on November 5, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon and a candy store in a one-story brick store building, in an R3 General Residence District, on premises at 1201-09 E. 71st Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed uses are to be located in an R3 General Residence District; that the subject site is an odd-shaped lot improved with a triangular shaped one-story non-conforming store building; that the non-conforming one-story building was previously occupied by a beauty salon and a restaurant; that the previous owner could not continue the said businesses because of health and financial reasons, but that there was no intent to abandon the use of the premises for business purposes; that the appellant has established the basis of his appeal and that the change of use to a beauty salon and a candy store are proper substitutions 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 beauty salon and a candy store in a one-story brick store building, on premises at 1201-09 E. 71st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no automatic amusement machines on either of the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of City of Chicago shall be complied with before permits are issued.

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

**APPLICANT:** Frank Aznar  
**APPEARANCES FOR:** Frank Aznar  
**APPEARANCES AGAINST:**

**CAL. NO.** 269-87-A  
**MAP NO.** 8-H  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED—** 3659 S. Wolcott Avenue

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

**ACTION OF BOARD—**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Frank Aznar, owner, on November 5, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick building, in an R3 General Residence District, on premises at 3659 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 4, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the non-conforming one-story brick building on the subject site has been previously occupied by a beauty shop; that the appellant purchased the building in October, 1986; that there was no intent to abandon the use of the premises for business purposes; that the appellant has spent the intervening period readying the premises for use as a grocery store; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story brick building, on premises at 3659 S. Wolcott Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M.; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Ayman Abushanab  
 APPEARANCES FOR: Ayman Abushanab  
 APPEARANCES AGAINST: H. Z. Kaplan

CAL. NO. 270-87-A  
 MAP NO. 2-K  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 4101 W. 5th Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Ayman Abushanab, for William Raily, owner, on November 6, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 4101 W. 5th Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 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 brick store and apartment building on the subject site had been vacant and unoccupied in excess of one year; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

**APPLICANT:** Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd.  
**APPEARANCES FOR:** Bernard I. Citron  
**APPEARANCES AGAINST:** Ed Crabbe, Cathy Crabbe  
**PREMISES AFFECTED—** 1612-20 W. Chase Avenue  
**SUBJECT—** Application for the approval of a special use.

**CAL. NO.** 213-87-S  
**MAP NO.** 19-H  
**MINUTES OF MEETING**  
 December 11, 1987

**ACTION OF BOARD—**

Application approved.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

**THE RESOLUTION:**

WHEREAS, Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd., for Bank of Ravenswood, Tr. #25-8143, owner, on September 16, 1987, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the erection of 1st and 3rd floor additions to a two-story sheltered care facility thereby increasing the bed capacity from 52 to 79 beds, in an R4 General Residence District, on premises at 1612-20 W. Chase Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.3-4, §7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on September 28, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject sheltered care facility has been located at the subject site for the past 35 years, providing personal assistance and activities for ambulatory senior citizens; that on April 23, 1971, in Calendar No. 65-71-S, the Board approved the erection of a two-story 26-bed addition, 32'8" by 105' to the east side of the existing two-story 26-bed sheltered care home at the subject site; that the proposed addition is necessary for the public convenience at this location to provide additional facilities to meet the increasing demand for accommodations at the subject facility; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will meet all applicable building code ordinances of the City of Chicago and all state and city regulations governing sheltered care facilities; and that the proposed use is compatible with the mixed residential unit character of 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

**MINUTES OF MEETING**

December 11, 1987

Cal. No. 213-87-S

Zoning Administrator is authorized to permit the erection of 1st and 3rd floor additions to a two-story sheltered care facility thereby increasing the bed capacity from 52 to 79 beds, on premises at 1612-20 W. Chase Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd.

CAL. NO. 214-87-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 19-H

APPEARANCES AGAINST: Ed Crabbe, Cathy Crabbe

MINUTES OF MEETING  
December 11, 1987

PREMISES AFFECTED— 1612-20 W. Chase Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd., for Bank of Ravenswood, Tr. #25-8143, owner, on September 16, 1987 filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of 1st and 3rd floor additions to a two-story sheltered care facility thereby increasing the bed capacity from 52 to 79 beds, whose east side yard will be 9 feet 4 inches and whose west side yard will be 9 feet instead of 10 feet each, with on-site parking for 12 instead of 15 automobiles, whose floor area ratio will be 1.42 instead of 1.2, and with no provision for one loading berth, on premises at 1612-20 W. Chase Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §7.6-4, §7.8-4, §7.12-2(12), §7.11-4, §11.7-4(1), §11.7-4(4), §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 December 11, 1987 after due notice thereof by publication in the Chicago Tribune on September 28, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on December 11, 1987, in Calendar No. 213-87-S, the Board approved the erection of 1st and 3rd floor additions to a two-story sheltered care facility thereby increasing the bed capacity from 52 to 79 beds at the subject site; that the testimony in Calendar No. 213-87-S is hereby made part of the record in this case; 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 variations are necessary to construct a partial 3rd floor on the existing two-story building, to construct an activity room on the existing porch and two bedroom units on the first floor, in order to increase the number of beds from 52 to 79 beds; that the plight of the owner is due to unique circumstances in that the existing building is inadequate to serve the needs of the residents and that there is a waiting list to become a resident; that the on-site parking for 12 automobiles is sufficient in that the employees of the subject facility are local to the community and use public

MINUTES OF MEETING

December 11, 1987

Cal. No. 214-87-Z

transportation and that the majority of the facility's residents do not drive; that a loading berth is not necessary in this case in that truck deliveries are sporadic and can be made from the existing parking area which is rarely utilized to its capacity; and that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in a residential block in which many of the improvements do not comply with the side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of 1st and 3rd floor additions to a two-story sheltered care facility thereby increasing the bed capacity from 52 to 79 beds, whose east side yard will be 9 feet 4 inches and whose west side yard will be 9 feet instead of 10 feet each, with on-site parking for 12 instead of 15 automobiles, whose floor area ratio will be 1.42 instead of 1.2 and with no provision for one loading berth, on premises at 1612-20 W. Chase Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the applicant shall instruct their purveyors that they shall not park their trucks in the adjoining alley while making, or waiting to make, deliveries to the subject site.

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

APPLICANT: Nickolas Angelatos  
 APPEARANCES FOR: Dennis L. Posen  
 APPEARANCES AGAINST:

CAL. NO. 218-87-A  
 MAP NO. 16-I  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED— 6643 S. Kedzie Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

**ACTION OF BOARD—**

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

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, Nickolas Angelatos, owner, on August 31, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an automobile repair shop in a one-story brick garage building on the rear of the lot, in a B2-1 Restricted Retail District, on premises at 6643 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 30, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 December 11, 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 said use is located in a B2-1 Restricted Retail District in an existing one-story brick garage building on the rear of the lot; that an automobile repair shop was established at the subject site prior to the down-zoning on November 14, 1978 from B4-1 to B2-1, which rendered the use of the subject building non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit an automobile repair shop in a one-story brick garage building on the rear of the lot, on premises at 6643 S. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 9 P.M., Mondays through Saturdays; that there shall be no body or fender work, spray painting or engine rebuilding on the premises; that all repair work shall take place entirely within the building; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

**APPLICANT:** Mary Mitchell  
**APPEARANCES FOR:** Mary Mitchell  
**APPEARANCES AGAINST:**

**CAL. NO.** 271-87-A  
**MAP NO.** 12-G  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED—** 5255 S. Aberdeen Street

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

**ACTION OF BOARD—**

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

**THE VOTE**

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

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

**THE RESOLUTION:**

WHEREAS, Mary Mitchell, owner, on October 23, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store to a dwelling unit in a two-story brick two-store and two-dwelling unit building, in an R3 General Residence District, on premises at 5255 S. Aberdeen Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the building on the subject site was constructed as two dwelling units and two stores; that the conversion of a store at the subject site address to a dwelling unit 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 conversion of a store to a dwelling unit in a two-story brick two-store and two-dwelling unit building, on premises at 5255 S. Aberdeen Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Automotriz Monterrey  
 APPEARANCES FOR: Jorge Vazquez  
 APPEARANCES AGAINST: Jaime Seoane

CAL. NO. 272-87-A  
 MAP NO. 6-I  
 MINUTES OF MEETING  
 December 11, 1987

PREMISES AFFECTED-- 3032 W. 26th Street

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

**ACTION OF BOARD--**

Appeal continued until January 15, 1988 upon motion of the Board.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, Automotriz Monterrey, for A.M.A.S. Inc., owner, on October 27, 1987 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the outdoor sale of motor vehicles, in a C1-2 Restricted Commercial District, on premises at 3032 W. 26th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 26, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987; and

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

WHEREAS, before the Board can certify the use of the premises for outdoor sale of motor vehicles, proof must be presented that such use was established at the subject site prior to the 1957 comprehensive amendment to the zoning ordinance; and

WHEREAS, the testimony presented by the appellant and the objecting party was vague, contradictory and inadequate to indicate whether or not the said use was established at the subject site since 1957; it is therefore

RESOLVED, that the Board upon its own motion hereby continues this matter for further hearing on January 15, 1988 at 2 P.M. to allow the parties to present more substantial evidence to support their contentions.



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

APPLICANT: Walter Marecki  
APPEARANCES FOR: None  
APPEARANCES AGAINST:

CAL NO. 273-87-Z  
MAP NO. 9-K  
MINUTES OF MEETING  
December 11, 1987

PREMISES AFFECTED— 4014 W. Addison Street

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

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

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

APPLICANT: Pedro Castaneda

CAL. NO. 244-87-A

APPEARANCES FOR:

MAP NO. 9-H

APPEARANCES AGAINST:

MINUTES OF MEETING

December 11, 1987

PREMISES AFFECTED— 1931 W. Roscoe Street

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

ACTION OF BOARD—

Case continued to  
January 15, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

**APPLICANT:** Patricia G. Lawrence and Walter J. Lawrence  
**APPEARANCES FOR:** Walter J. Lawrence  
**APPEARANCES AGAINST:** Sandra Smith, et al.

**CAL. NO.** 206-87-Z  
**MAP NO.** 7-G  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED—** 2435, 2437 and 2439 N. Janssen Avenue  
**SUBJECT—** Application to vary the requirements of the zoning ordinance.

**ACTION OF BOARD—**

Variations granted.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

**THE RESOLUTION:**

WHEREAS, Patricia G. Lawrence and Walter J. Lawrence, for American National Bank and Trust Co., Tr. #103008-04, owner, on September 3, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of 3 two-story single family residences whose front yards will each be 8 feet instead of 20 feet and with no north side yards instead of 2.5 feet each, on premises at 2435, 2437 and 2439 N. Janssen Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 11, 1987 after due notice thereof by publication in the Chicago Tribune on September 28, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that it is proposed to erect 3 two-story single family residences, each on a lot measuring 25 feet by 129.5 feet; 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 3 single family dwellings, as designed and situated, cannot be built on the subject lots without the requested variations; that the plight of the owner is due to the necessity of providing a floor plan of sufficient size to meet the needs of the owners, and to conform with the front and north side yards of the majority of the improvements on this side of the block; and that the variations, if granted, will not alter the essential character of the locality in that the proposed front and north side yards will conform with the majority of the residential improvements in the neighborhood; it is therefore

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

**MINUTES OF MEETING**

December 11, 1987

Cal. No. 206-87-Z

of 3 two-story single family residences whose front yards will be 8 feet each instead of 20 feet and with no north side yards instead of 2.5 feet each, on premises at 2435, 2437 and 2439 N. Janssen Avenue, upon condition that the south side yards of each building shall be 3 feet; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Lincoln Park Congregation of Jehovah's Witnesses, Inc.

CAL. NO. 229-87-S

APPEARANCES FOR:

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

November 13, 1987 and  
December 11, 1987

PREMISES AFFECTED— 1287-89 N. Clybourn Avenue, 1301-09 N. Mohawk Street & 1266 N. Schick Pl.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
January 15, 1988  
for rebuttal.

THE VOTE

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

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

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

APPLICANT: Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd.

CAL NO. 211-87-Z

APPEARANCES FOR: Bernard I. Citron

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 11, 1987

PREMISES AFFECTED— 1103 W. Newport Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

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

THE RESOLUTION:

WHEREAS, Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd., for Cornell Barr, owner, on September 17, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the subdivision of an improved zoning lot into two zoning lots, retaining the existing three-story brick six-apartment building on the proposed west zoning lot with no north front or south rear yards and the erection of a two-story single family residence on the proposed east zoning lot whose west rear yard will be 4 feet instead of 30 feet, on premises at 1103 W. Newport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-4, §7.9-5, §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 December 11, 1987 after due notice thereof by publication in the Chicago Tribune on September 28, 1987; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on September 23, 1987, the City Council rezoned the subject site from R4 to R5 General Residence; that the subject site is a 48.5 feet by 125 feet corner lot improved with a 3-story brick six dwelling unit building on the rear portion of the lot and built to the north and south property line; that said building was erected prior to any requirement for off-street parking; that the applicant proposes to subdivide the lot into two approximately equal lots, retaining the existing 6 unit building on the west zoning lot and erecting a 2-story single family dwelling on the east zoning lot; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are needed to construct a single family residence of a size necessary to meet the needs of the applicant and his family; that the plight of the owner is due to unique circumstances in that the subdivision of the improved corner lot necessitates the requested variations; and that the variations, if granted, will not alter the essential character of the locality in that the single

**MINUTES OF MEETING**

December 11, 1987

Cal. No. 211-87-Z

family residence, as proposed, will not adversely affect an adequate supply of light and air to abutting residential properties; 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 subdivision of an improved zoning lot into two zoning lots, retaining the existing 3-story brick six-apartment building on the proposed west zoning lot with no north front or south rear yards and the erection of a 2-story single family residence on the proposed east zoning lot whose west rear yard will be 4 feet instead of 30 feet, on premises at 1103 W. Newport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

**APPLICANT:** Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd.  
**APPEARANCES FOR:** Bernard I. Citron  
**APPEARANCES AGAINST:** Richard F. Friedeman, et al.

**CAL. NO.** 212-87-S  
**MAP NO.** 4-I  
**MINUTES OF MEETING**  
 December 11, 1987

**PREMISES AFFECTED—** 1434-56 S. Western Avenue and 2400-46 W. 15th Street.

**SUBJECT—** Application for the approval of a special use.

**ACTION OF BOARD—**

Application denied.

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, Bernard I. Citron, Schain, Firsell, Brown & Burney, Ltd., for Alco Gravure, Inc., owner, on September 16, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an outdoor amusement facility consisting of automated batting cages and a go-cart track, in an M2-4 General Manufacturing District, on premises at 1434-56 S. Western Avenue and 2400-46 W. 15th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-2, §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 December 11, 1987 after due notice thereof by publication in the Chicago Tribune on September 28, 1987; and

WHEREAS, the district maps show that the premises are located in an M2-4 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 M2-4 General Manufacturing District; that the subject site is a 2.8 acres parcel of land; that the applicant proposes to establish an outdoor amusement facility consisting of 9 automated batting cages, a go-cart track and small arcade with on-site parking for 70 automobiles at the subject site; that the proposed hours of operation will be from 7 A.M. to Midnight, daily, from March to November; that no on-site security personnel is contemplated; that the subject site is surrounded by manufacturing and related uses; that a very large manufacturing plant exists south of the subject site which has 100 percent tenancy employing several hundred persons; that the Board finds that the proposed outdoor amusement facility would be incompatible with the surrounding manufacturing uses and is not necessary for the public convenience at this location; that the nature of the proposed use would attract mostly younger persons creating a potential for a gathering place which would pose a threat to the public health, safety and welfare of this manufacturing community; and that the establishment of an outdoor amusement facility on the subject site 2.8 acres would adversely affect the viability of the existing manufacturing uses in the area; 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 806

APPLICANT: Butternut Square Associates  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 120-87-Z  
MAP NO. 5-G  
MINUTES OF MEETING  
December 11, 1987

PREMISES AFFECTED— 1435-71 W. Webster Avenue and 1406-62 W. Shakespeare Avenue  
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Application withdrawn upon motion of the applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

December 11, 1987

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on January 15, 1988.

*Marian Rest*  
Secretary