

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, December 13, 1985

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

The following were present and constituted a quorum:

Jack Guthman  
Chairman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on November 15, 1985 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

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

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

APPLICANT: Jo Ann LaCassa  
 APPEARANCES FOR: Mark J. Nora  
 APPEARANCES AGAINST: Mary Pascente, et al.

CAL. NO. 329-85-Z  
 MAP NO. 2-G  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 1437 W. Flourney Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Jo Ann LaCassa, owner, on September 13, 1985, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story two-dwelling unit building whose front yard will be 3 instead of 13.35 feet and with no west side yard instead of 2.4 feet, on premises at 1437 W. Flourney Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 2, 1985 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, §7.7-5 and §7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985 after due notice thereof by publication in the Chicago Tribune on September 30, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the applicant proposes to construct a 62.5 feet by 21.5 feet two-story 2-dwelling unit building on 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 in this district in that the requested yard variations are necessary to provide a marketable and habitable interior design for the proposed dwelling units; that the plight of the owner is due to the narrow width of the subject site lot and that any reasonably-sized building would require similar variations; and that the variations, if granted, will not impair an adequate supply of light and air to adjacent property nor alter the essential character of the locality in that the building abutting the subject site to the west has a light and air well on its east side and that the existing improvements in the block are built to either their east or west lot lines and provide little or no front yard set-backs; 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

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 2-dwelling unit building whose front yard will be 3 instead of 13.35 feet and with no west side yard instead of 2.4 feet, on premises at 1437 W. Flournoy 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: Love and Faith M.B. Church

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 384-85-S

MAP NO. 2-I

MINUTES OF MEETING  
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PREMISES AFFECTED— 2700 W. Harrison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
January 17, 1986.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: WSBC Broadcasting Co.

CAL NO. 385-85-S

APPEARANCES FOR:

MAP NO. 9-L

APPEARANCES AGAINST:

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PREMISES AFFECTED— 4948 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
January 17, 1986.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: New Hope Cong. C.O.G.I.C.  
 APPEARANCES FOR: Bishop Eddie Miller  
 APPEARANCES AGAINST:

CAL. NO. 386-85-S  
 MAP NO. 16-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 6449 S. Paulina Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, New Hope Cong. C.O.G.I.C., owner, on November 7, 1985, 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 six private passenger automobiles, in an R3 General Residence District, on premises at 6449 S. Paulina Street, to satisfy the parking requirements for an addition to the rear of an existing church building located at 6501 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 3, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; 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 January 18, 1985, the Board granted a variation to the applicant church, Calendar No. 374-84-Z, for the erection of a one-story addition to an existing church building on the subject lot, improved additionally with a two-story apartment building, which would increase the seating capacity of the church to 208 seats, upon condition that on-site parking for 9 automobiles was to be provided at the south portion of the subject lot; that the south portion of the lot was improved with a one-and-a-half story residential building which was to be demolished to provide 6 of the 9 required parking spaces; that the applicant church now intends to retain said residential building to use for church functions, thereby eliminating 6 on-site parking spaces required for the addition to the church, and proposes to satisfy the parking requirements for said addition by establishing an off-site parking lot for 6 automobiles at the subject site property located across W. 65th Street and two residential buildings away from the church building; that no evidence was presented to indicate that the establishment

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of an off-site parking lot located between residential buildings would not cause substantial injury to the value of other residential properties in the neighborhood; and that the use of the site as a parking lot is not compatible with the residential character of S. Paulina Street and is not in the public interest; 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: Daniel F. Garbaczewski  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 387-85-S  
 MAP NO. 10-J  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 4474-80 S. Archer Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Daniel F. Garbaczewski, for First National Bank of Hinsdale, Tr. #L-583, owner, on November 18, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C2-2 General Commercial District, on premises at 4474-80 S. Archer Avenue, for use by a restaurant located at 4465; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 15, 1985 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, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

WHEREAS, the district maps show that the premises are located in a C2-2 General 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 C2-2 General Commercial District; that the proposed use is necessary for the public convenience at this location to provide off-street parking for the patrons of a restaurant located at 4465 S. Archer Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot will be compatible with the existing business and commercial 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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 4474-80 S. Archer Avenue, for use by a restaurant located at 4465 S. Archer Avenue, upon condition

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that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base not less than four inches thick and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam bumper guard rails shall be erected along the east, west and north sides within the existing fenced area; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Archer Avenue; that the public alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the hours of operation shall be limited to the hours of operation of the existing restaurant at 4465 S. Archer Avenue; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution shall have been complied with.

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

APPLICANT: David M. Antler  
 APPEARANCES FOR: Anne M. Burke  
 APPEARANCES AGAINST: Stanley Wanat, et al.

CAL. NO. 388-85-S  
 MAP NO. 9-L  
 MINUTES OF MEETING  
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PREMISES AFFECTED-- 5246-48 W. Belmont Avenue  
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, David M. Antler, for Hoyne Savings, Tr. #6146, owner, on October 29, 1985, 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 one-story restaurant building, in a B4-1 Restricted Service District, on premises at 5246-48 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1985 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 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; 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 on July 1, 1984, a new ordinance became effective which requires a special use under the zoning ordinance for establishments of the "drive-in" or "drive-through" type in B4 districts; that it is proposed to construct a one-story restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through use 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 and operation of the proposed drive-through facility with provision for screen fencing and which will be operated under the conditions hereinafter set forth; and that the proposed use is compatible with the existing business uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

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facility in conjunction with a proposed one-story restaurant building, on premises at 5246-48 W. Belmont Avenue, upon condition that ingress to the drive-through portion of the facility shall be from W. Belmont Avenue from the southeast corner of the subject site; that egress from the facility shall be from the southwest corner of the subject site onto W. Belmont Avenue; that there shall be no egress from the subject site onto N. Lockwood Avenue; that lighted directional signs shall be erected at the established entrance and exit to the subject site; that a 6 feet high slatted wood fence shall be erected and maintained along the north property line so as to screen the facility from the residential properties to the north; that a steel beam guard rail shall be provided in front of said screening fence; 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: Rogers Radiocall, Inc., an Illinois Corporation

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 5130 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
January 17, 1986.

CAL. NO. 389-85-S

MAP NO. 13-J

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December 13, 1985

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
X		
X		
X		

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

APPLICANT: Rogers Radiocall, an Illinois Corporation  
 APPEARANCES FOR: Stephen M. Dorfman  
 APPEARANCES AGAINST:

CAL. NO. 390-85-S  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 2350 N. Lincoln Park West  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Abstain			
X			
X			
X			

THE RESOLUTION:

WHEREAS, Rogers Radiocall, Inc., an Illinois Corporation, for Aztec Condominium Association, on behalf of unit owners of the Aztec Condominium, owners, on November 15, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the installation of nine directional antennae on the roof and related transmission equipment in the basement of a four-story brick apartment building to be utilized as an integral component of a cellular mobile telephone system, in an R7 General Residence District, on premises at 2350 N. Lincoln Park West; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 15 1985 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, §7.3-7, §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 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

WHEREAS, the district maps show that the premises are located in an R7 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 R7 General Residence District; that the applicant provides cellular mobile telephone services to the Chicago Metropolitan area; that the applicant proposes to install a maximum of 9 directional antennae on the roof of the four-story apartment building on the subject site; that the proposed antennae will be mounted on the chimney and on certain parapet walls above the western penthouse roof level; that the proof presented indicates that the proposed use is necessary for the public convenience at this location to allow the subject site to function as an integral component in the cellular mobile telephone system; that the public health, safety and welfare will be adequately protected in the proposed use which will be installed and operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antennae will not interfere with other public transmissions in the neighborhood that the proposed antennae will be minimally visible from the street level and compatible with the existing improvements in the area and will not cause substantial injury to the value

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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 installation of a maximum of nine directional antennae on the roof and related transmission equipment in the basement of a four-story brick apartment building, on premises at 2350 N. Lincoln Park West, to be utilized as an integral component of a cellular mobile telephone system, upon condition that the antennae and transmission equipment shall be serviced and maintained in a manner to preclude any problems of interference with other public transmission equipment and the use therefore shall be installed and operated in compliance with the regulations of the Federal Communications Commission; 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: Romanian Independent Pentecostal Church  
 APPEARANCES FOR: Louis E. Bellande  
 APPEARANCES AGAINST:

CAL. NO. 391-85-S  
 MAP NO. 13-J  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 3434 W. Foster Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Romanian Independent Pentecostal Church, for Nichiren Shoshu of America, owner on October 29, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 3434 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2, §8.11-1(4)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the proposed 84-seat church is necessary at this location to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will comply with all applicable building code requirements of the City of Chicago; and that the use of the premises as a church is consistent with the historical use of the premises as an orthodox Jewish synagogue and until recently, a Buddhist temple, 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 church in a one-story brick building, on premises at 3434 W. Foster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Romanian Independent Pentecostal Church  
 APPEARANCES FOR: Louis E. Bellande  
 APPEARANCES AGAINST:

CAL. NO. 392-85-Z  
 MAP NO. 13-J  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 3434 W. Foster Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Variation granted.

THE RESOLUTION:

WHEREAS, Romanian Independent Pentecostal Church, for Nichiren Shoshu of America, owner, on October 29, 1985, filed an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the establishment of an 84-seat church with off-street parking for 6 instead of 7 automobiles, on premises at 3434 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2. §8.11-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the Board on December 13, 1985, in Cal. No. 391-85-S, approved the establishment of the 84-seat church in the building on the subject site; that the subject building at the site was originally built as an orthodox Jewish synagogue and because its members could not drive on the Sabbath, the only parking area provided was an area approximately 50 feet by 27 feet at the rear of the building; that the 84-seat church requires seven parking spaces which would include one handicapped space; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested waiver of one parking space, in this case being the handicapped space, is necessitated by the limited parking area at the rear of the site; that the plight of the owner is due to unique circumstances in that the subject building is a former orthodox synagogue which required no off-street parking area; that 90 percent of the church's congregation reside within two miles of the site and that the requested waiver of the one handicapped parking space will not materially affect the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of an 84-seat church with off-street parking for 6 instead of 7 automobiles, on premises at 3434 W. Foster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Christ Temple Church  
 APPEARANCES FOR: Ernest Powell  
 APPEARANCES AGAINST: Clara Lucas  
 PREMISES AFFECTED— 10747 S. Halsted Street  
 SUBJECT— Application for the approval of a special use.  
 ACTION OF BOARD—

CAL. NO. 393-85-S  
 MAP NO. 26-F  
 MINUTES OF MEETING  
 December 13, 1985

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Application approved.

THE RESOLUTION:

WHEREAS, Christ Temple Church, for Highland Community Bank, owner, on October 31, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one and two-story brick building, in a B4-1 Restricted Service District, on premises at 10747 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 11, 1985 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, §8.3-1, §8.3-2, §8.3-3 and §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 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; 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 Retail District; that the appellant seeks to convert an existing former automobile repair shop building to a 384-seat church structure; that the applicant's present location at 9248 S. Cottage Grove Avenue is being renovated for use as a shelter for the homeless; that the proposed use is necessary for the public convenience to continue to meet the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will comply with all applicable building code requirements and will provide adequate off-street parking on the site to be improved and operated under the conditions hereinafter set forth; and that the subject site is located in an area with a substantial number of vacant lots and that the establishment of the proposed church at the subject site 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 and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a church in a

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Cal. No. 393-85-S

one and two-story brick building, on premises at 10747 S. Halsted Street, upon condition that the parking areas to the north and south of the existing structure shall be improved with a compacted macadam base, not less than four inches thick and surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking spaces shall be striped; that lighting shall be provided; that ingress and egress to the parking areas shall be from S. Halsted Street; that the abutting alley shall not be used for ingress nor for egress and that the existing gates on the alley shall be removed and a solid screening fence shall be erected on the east property line; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the parking areas 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 permit is issued.

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

APPLICANT: Rev. Robert J. Price  
 APPEARANCES FOR: Rev. Robert J. Price  
 APPEARANCES AGAINST:

CAL. NO. 394-85-S  
 MAP NO. 12-G  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 1312 W. 51st Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rev. Robert J. Price, for Evelyn Berent, owner, on November 15, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a two-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 1312 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1985 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(2), §8.11(3), and §11.7-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed 30-seat church which will comply with all applicable building code requirements and which will provide adequate off-street parking at the rear of the lot; and that the proposed use is located in a declining business block with many vacant structures 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 church in a two-story brick store and apartment building, on premises at 1312 W. 51st Street, upon condition that parking space for three automobiles shall be provided at the rear of the subject lot; 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: Rev. Robert J. Price  
 APPEARANCES FOR: Rev. Robert J. Price  
 APPEARANCES AGAINST:

CAL. NO. 395-85-Z  
 MAP NO. 12-G  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 1312 W. 51st Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rev. Robert J. Price, for Evelyn Berent, owner, on November 15, 1985, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the three parking spaces at the rear of a lot to be used collectively as required parking for a proposed 30-seat church and three existing apartments in a two-story brick store and apartment building, on premises at 1312 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1985 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(2), §8.11(3) and §11.7-4(3)."

and  
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; 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 13, 1985, in Cal. No. 394-85-S, the Board approved the establishment of a 30-seat church in the existing two-story brick store and apartment building on 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 requested collective parking is necessary to fulfill the parking requirements for the applicant church; that the plight of the owner is due to unique circumstances in that while the tenants of the three dwelling units in the subject site building do not own automobiles, the unused three-car parking area at the rear of the lot must be designated as the required parking area for said dwelling units; and that the limited use of the parking area by the applicant church, which only meets twice a week, 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

MINUTES OF MEETING

December 13, 1985

Cal. No. 395-85-Z

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 three parking spaces at the rear of a lot to be used collectively as required parking for a 30-seat church and three existing apartments in a two-story brick store and apartment building, on premises at 1312 W. 51st Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Greater Solid Rock Baptist Church  
 APPEARANCES FOR: James T. O'Neal  
 APPEARANCES AGAINST:

CAL. NO. 396-85-S  
 MAP NO. 18-E  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 7414 S. Cottage Grove Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Greater Solid Rock Baptist Church, for George Harrison, Sr., owner, on November 13, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 140-seat church in a one-story brick store building, in a B5-2 General Service District, on premises at 7414 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 28, 1985 reads:  
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-5."  
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is to be located in a B5-2 General Service District; that the applicant church has been illegally established at the subject site for eight years; that no evidence was presented to indicate that the approval of a church at this location would not cause substantial injury to the value of other property in the neighborhood in which it is located; that the Board takes judicial notice of statutes in effect under which the rights of permitted business uses in the area would be jeopardized by the establishment of a church at this location; and that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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



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

APPLICANT: Greater Solid Rock Baptist Church  
 APPEARANCES FOR: James T. O'Neal  
 APPEARANCES AGAINST:

CAL. NO. 397-85-S  
 MAP NO. 18-E  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 7334 S. Cottage Grove Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Greater Solid Rock Baptist Church, for Shirley M. Latham, owner, on November 13, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the leasing of 12 parking spaces in an existing parking lot, in a C1-2 Restricted Commercial District, on premises at 7334 S. Cottage Grove Avenue, to satisfy the parking requirements for a proposed 140-seat church located at 7414 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 28, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-5, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985 after due notice thereof by publication in the Chicago Tribune on November 25, 1985; 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 the proposed required 12 off-street parking spaces in the existing parking lot at the subject site were leased to the applicant church by a funeral chapel at 7346 S. Cottage Grove Avenue for a term of five years; that denial of the special use application Cal. No. 396-85-S, for the establishment of a 140-seat church at 7414 S. Cottage Grove Avenue, negates the need for the use requested; 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: True Faith P.B. Church

CAL. NO. 398-85-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 4855-59 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to  
January 17, 1986.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

CAL. NO. 399-85-A  
 MAP NO. 10-C  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 1342-60 W. 43rd Street

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Systems Control, Inc., for New England Mutual Life Insurance Company, owner, on November 19, 1985, filed an application for a special use and subsequently amended by motion to an appeal from the decision of the Office of the Zoning Administrator, for the approval of the location and the erection of a Motor Vehicle Emissions Inspection Station, in an M3-5 Heavy Manufacturing District, on premises at 1342-60 W. 43rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 19, 1985 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, §10.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

WHEREAS, the district maps show that the premises are located in an M3-5 Heavy 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 Congress of the United States has enacted a "Clean Air Act", which mandates that the State of Illinois comply with the toxicity levels established by the Federal Environmental Protection Agency respecting toxic hydrocarbon and carbon monoxide emissions in the State; that in response to that mandate, the General Assembly of the State of Illinois enacted the "Vehicle Emissions Testing Law"; that pursuant to said law the State of Illinois has entered into a contract with the appellant to construct, equip, maintain and operate a system of vehicle emissions testing stations throughout the affected areas, which includes the Chicagoland area; that the emissions testing program will be operated by the appellant on behalf of the State of Illinois and therefore is a Public Service Use; that pursuant to §10.3-1(13) of the zoning ordinance, Public Service Uses are permitted uses in all Manufacturing Districts; that the proposed use is a permitted use within the intent of said Public Service Uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

MINUTES OF MEETING

December 13, 1985

Cal. No. 399-85-A

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 erection of a Motor Vehicle Emissions Inspection Station, on premises at 1342-60W.43rd Street, upon condition that the use shall at all times be conducted in compliance with the provisions of the State of Illinois Vehicle Emissions Inspection Law and all applicable ordinances of the City of Chicago.

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

APPLICANT: Systems Control, Inc.

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 402-85-S

MAP NO. 5-N

MINUTES OF MEETING

December 13, 1985

PREMISES AFFECTED— 2130-2206 N. Natchez Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
January 17, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Seniors of the 3rd Ward, an Illinois Not-for-Profit Corp.  
 APPEARANCES FOR: Kevin J. Seraaj, Dorothy Tillman  
 APPEARANCES AGAINST: Jerry Washington, et al.

CAL. NO. 403-85-S  
 MAP NO. 14-F  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 5700 S. Lafayette Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Seniors of the 3rd Ward, Inc., an Illinois Not-for-Profit Corporation, for Chicago Board of Education, owner, on November 18, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a temporary overnight shelter facility in a two-story former school building, in an R4 General Residence District, on premises at 5700 S. Lafayette Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 18, 1985 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 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to establish a temporary overnight shelter facility for homeless men in the two-story brick former school building on the subject site; that a temporary overnight shelter facility is defined in Chapter 78.4-1 of the Municipal Ordinance as a "building or portion thereof, in which sleeping accommodations are provided for no more than 12 hours per day, for three or more persons who are not related to the owner, operator, manager or other occupants by blood or marriage; that the proposed shelter facility will have no more than 75 beds; that the proposed use will operate between the hours of 6 P.M. and 6 A.M.; that there will be professional staff members on premises at all times to monitor the shelter's activities; that the establishment of a temporary overnight shelter facility is necessary for the public convenience at this location; that the public health, safety and welfare will be protected in the design and operation of the proposed use to be operated under the conditions hereinafter set forth and which use will also meet all applicable provisions of the municipal ordinances governing the establishment of temporary overnight shelter facilities; that the proposed use is consistent with the historical use of the premises as a school and will not

MINUTES OF MEETING

December 13, 1985

Cal. No. 403-85-S

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 temporary overnight shelter facility for homeless men limited to 75 beds in the two-story brick former school building, on premises at 5700 S. Lafayette Avenue, upon condition that the building is brought into compliance with all applicable building code requirements; that the premises shall not be used as a shelter until the building complies with all building code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

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

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

APPLICANT: Tamras O. Tamras  
 APPEARANCES FOR: Tamras O. Tamras  
 APPEARANCES AGAINST:

CAL. NO. 404-85-A  
 MAP NO. 13-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 1708 W. Foster Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Tamras O. Tamras, owner, on October 28, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a gift shop in a one-story brick store building on a lot improved additionally with a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1708 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1985 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 13, 1985; 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 appellant proposes to establish a gift shop, a B2 use, in the subject store in the one-story brick store and apartment building on the subject site, which also contains a video rental store, a B2 use; that the expansion of the non-conforming use throughout the building is permitted under Section 6.4-6 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 gift shop in a one-story brick store building on a lot improved additionally with a two-story brick store and apartment building, on premises at 1708 W. Foster Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Edgar Edwards  
 APPEARANCES FOR: Edgar Edwards  
 APPEARANCES AGAINST:

CAL. NO. 405-85-A  
 MAP NO. 12-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 5403 S. Winchester Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

THE RESOLUTION:

WHEREAS, Edgar Edwards, for Kim Bowen, owner, on November 7, 1985, 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 store and apartment building, in an R3 General Residence District, on premises at 5403 S. Winchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 23, 1985 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, §6.4-5 and §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 13, 1985; 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 December 16, 1983 the Board sustained an appeal, in Cal. No. 393-83-A, permitting the establishment of a grocery store in the building on the subject site; that the grocery store was not established by the appellant in Cal. No. 393-83-A; that the appellant in this case took over the premises from the previous appellant for the purpose of establishing said 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 store and apartment building, on premises at 5403 S. Winchester Avenue, upon condition that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Johnnie Williams  
 APPEARANCES FOR: Johnnie Williams  
 APPEARANCES AGAINST:

CAL. NO. 406-85-A  
 MAP NO. 2-L  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 501 S. Central Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Johnnie Williams, for Ravenswood Bank, Tr. #25-5522, owner, on November 15, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and variety store in a basement store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 501 S. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 1985 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 13, 1985; 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 basement store in the three-story brick store and apartment building on the subject site has been occupied by business uses, the last use having been a barber shop, which use was discontinued in August, 1985; that the change of use to a candy and variety store is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy and variety store in a one-story brick store and apartment building, on premises at 501 S. Central Avenue, upon condition that there shall be no automatic amusement machines on the premises; that there no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 9 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Tara Steinschneider

CAL. NO. 407-85-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 1301 N. Hoyne Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to  
January 17, 1986.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Mansoo Joo

CAL. NO. 408-85-A

APPEARANCES FOR:

MAP NO. 11-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 3225 W. Lawrence Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to  
January 17, 1986.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Ezriel Pavlov  
APPEARANCES FOR: Herman H. Moses  
APPEARANCES AGAINST: Bernard L. Stone, et al.

CAL. NO. 409-85-A  
MAP NO. 17-I  
MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 2929 W. Greenleaf Avenue

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

ACTION OF BOARD—

Appeal withdrawn upon  
motion of appellant.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Luigi Mollo  
 APPEARANCES FOR: Richard E. Zulkey  
 APPEARANCES AGAINST:

CAL. NO. 410-85-A  
 MAP NO. 5-N  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 7163-69 W. Grand Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Luigi Mollo, for Midwest Bank & Trust Co., Tr. #83-05-4117, owner, on November 6, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with the retail sale of Italian ceramics, china and crystal in a one-story brick store building, in a B3-2 General Retail District, on premises at 7163-69 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 1985 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, §8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985; and

WHEREAS, the district maps show that the premises are located in a B3-2 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District in a one-story brick store building occupied by an existing retail store; that the appellant sells Italian ceramics, china and crystal and proposes to wholesale said merchandise on a limited basis; that the proposed wholesale activity will be limited to 20 percent of the available floor space in the subject building; that the products sold on the premises are fragile and require space for storage; that the wholesaling of imported Italian ceramics, china and crystal on a limited basis is accessory to the principal retail use and storage use of the premises for said merchandise; 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, as an accessory use only, wholesaling in conjunction with the retail sale of Italian ceramics, china and crystal in a one-story brick building, on premises at 7163-69 W. Grand Avenue, upon condition that the accessory wholesale activity shall be limited to 20 percent of the appellant's business and confined to 20 percent of the available floor space in the subject building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Len S. Villacorta

CAL NO. 411-85-A

APPEARANCES FOR:

MAP NO. 13-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 4904 N. Pulaski Road

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

ACTION OF BOARD—

THE VOTE

Case continued to  
January 17, 1986.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Arthur and Vera Norfleet  
 APPEARANCES FOR: Emerson Blue  
 APPEARANCES AGAINST:

CAL. NO. 377-85-A  
 MAP NO. 22-D  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 9200 S. Woodlawn Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Arthur and Vera Norfleet, owners, on October 15, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 9200 S. Woodlawn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1985 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 13, 1985; 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 building on the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story brick store and apartment building, on premises at 9200 S. Woodlawn Avenue, upon condition that there shall be no sale of alcoholic beverages of any kind on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



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

APPLICANT: Windy City Florists  
 APPEARANCES FOR: Linda Tourloukis  
 APPEARANCES AGAINST:

CAL. NO. 381-85-A  
 MAP NO. 11-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 4107 N. Damen Avenue

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

ACTION OF BOARD—

THE VOTE

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

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, Windy City Florists, Inc., for Drago Koscak, owner, on October 17, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a florist shop in a store on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 4107 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1985 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 13, 1985; 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 building on the subject site has been occupied by business uses, including a florist shop approved by the Board in 1979; that the subject store was last occupied by a gift shop, which use recently ceased operation; that the change of use to a florist shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a florist shop in a store on the first floor of a three-story brick store and apartment building, on premises at 4107 N. Damen Avenue, upon condition that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Loyola University of Chicago

CAL. NO. 356-85-S

APPEARANCES FOR:

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 1052-54 W. Loyola Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
January 17, 1986 for  
rebuttal.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Holy Trinity Pentecostal Church, an Illinois Not-for-Profit Corporation  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 359-85-S  
MAP NO. 22-G  
MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED-- 9215 S. Ashland Avenue  
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case continued to  
January 17, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Kevin J. Rielley

CAL. NO. 363-85-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
December 13, 1985

PREMISES AFFECTED— 1925 N. Maud Avenue

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

ACTION OF BOARD—

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Case continued to  
January 17, 1986.

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

APPLICANT: Laura Sampson

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1410 N. Orleans Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
January 17, 1986.

CAL. NO. 365-85-S

MAP NO. 3-F

MINUTES OF MEETING  
December 13, 1985

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		

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

APPLICANT: Schain, Firsell & Brown, Ltd.  
 APPEARANCES FOR: Robert Kenny  
 APPEARANCES AGAINST:

CAL. NO. 360-85-S  
 MAP NO. 13-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 5036-44 N. Ashland Avenue  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Schain, Firsell & Brown, Ltd., for Bethany Home and Hospital of the Methodist Church, owner, on September 26, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 5036-44 N. Ashland Avenue, for use by employees of the Bethany Home and Hospital facility located at 5025 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1985 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(2), §7.12-3 and §7.12(7)."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985 after due notice thereof by publication in the Chicago Tribune on October 28, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that a parking lot at the subject site is necessary for the public convenience to accommodate the employees of the Bethany Home and Hospital facility; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with provisions for landscaping, lighting and fencing, will be compatible with the types of 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 hereby authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5036-44 N. Ashland Avenue, for use by employees only of the Bethany Home and Hospital

## MINUTES OF MEETING

December 13, 1985

Cal. No. 360-85-S

facility located at 5025 N. Paulina Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of the employees of the applicant home and hospital and that no commercial vehicles shall be parked upon said lot at any time; that strips of land two feet wide along the east and south property lines shall be landscaped, with the exception of the driveway on W. Winnemac Avenue; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a four feet high chain link fence shall be erected along the east property line and along the south property line excepting the driveway area; that a five feet chain link fence shall be erected on the west property line and a five feet high decorative slatted screening fence shall be erected on the north property line abutting residential property; that concrete wheel stops shall be provided; that each parking space shall be striped; that lighting shall be provided directed away from abutting residential property; that ingress and egress shall be from W. Winnemac Avenue; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that access to the parking lot shall be by electronic card system; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order; and further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Schain, Firsell & Brown, Ltd.  
 APPEARANCES FOR: Robert Kenny  
 APPEARANCES AGAINST:

CAL. NO. 361-85-Z  
 MAP NO. 13-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 5036-44 N. Ashland Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Schain, Firsell & Brown, Ltd., for Bethany Home and Hospital of the Methodist Church, owner, on September 26, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the operation and illumination of a proposed accessory parking lot between the hours of 10:00 P.M. and 7:00 A.M. and to permit parking in the required 15 feet east front yard, on premises at 5036-44 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.12-2 and §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 13, 1985 after due notice thereof by publication in the Chicago Tribune on October 28, 1985; 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 Bethany Home and Hospital desires to use the subject property as a parking lot to serve the employees only of the facility, which use was approved by the Board in Cal. No. 360-85-S on December 13, 1985, and is seeking a variation to permit the parking lot to be open on a 24 hour daily basis and to be lighted between the hours of 10 P.M. and 7 A.M.; that the said hospital also seeks to allow parking in the required 15 feet east front yard; 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 parking lot could not adequately serve the hospital if there were a limit on the hours of use and illumination; and that in order to provide adequate size parking spaces and aisles it is necessary to construct a portion of the parking lot in the required front yard; that the plight of the owner is due to the need for a well-lighted safe parking lot and adequate size parking spaces and aisles; and that the illumination which will be directed away from residential property and parking in the required 15 feet east front yard will not alter the essential character of the locality; it is therefore



MINUTES OF MEETING

December 13, 1985

Cal. No. 361-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the operation and illumination of a proposed accessory parking lot between the hours of 10 P.M. and 7 A.M. and to permit parking in the required 15 feet east frontyard, on premises at 5036-44 N. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Schain, Firsell & Brown, Ltd.  
 APPEARANCES FOR: Robert Kenny  
 APPEARANCES AGAINST:

CAL. NO. 305-85-S  
 MAP NO. 15-H  
 MINUTES OF MEETING  
 December 13, 1985

PREMISES AFFECTED— 5954 N. Paulina Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Schain, Firsell & Brown, Ltd., for David Carr, owner, on July 29, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 5954 N. Paulina Street, for use by employees and customers of a motor vehicle sales and service business located at 1721 W. Peterson Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 10, 1985 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 13, 1985 after due notice thereof by publication in the Chicago Tribune on August 26, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the proposed parking lot is necessary for the public convenience at this location to provide parking for the employees, customers and motor vehicles of the motor vehicle service and rental business at 1721 W. Peterson; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be consistent with the historic use of the premises as an accessory parking lot for motor vehicles since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance 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 private passenger automobiles, on premises at 5954 N. Paulina

## MINUTES OF MEETING

December 13, 1985

Cal. No. 305-85-S

Street, for use by employees, customers and the rental vehicles of the motor vehicle service and rental business at 1721 W. Peterson Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be enclosed with a 6 foot high chain link fence; that the fencing shall be set back 15 feet from the N. Paulina Street property line; that the 15 feet front yard created shall be planted with decorative shrubbery or improved with a low decorative chain link fence to prevent parking of automobiles in the front yard area; that hedges not less than five feet nor more than seven feet in height shall be densely planted along the entire south lot line so as to effectively screen the parking facility from the residential building abutting to the south; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that ingress and egress shall be from the alley through a gated area at the rear of the subject site; that no wrecked or junk motor vehicles shall be parked on the subject site at any time; that only passenger automobiles shall be parked along the south row of parking spaces; that the parking lot shall be securely locked, without access privileges, between the hours of 7 P.M. and 7 A.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: David and Lois Carr: by Schain, Firsell & Brown, Ltd.

CAL. NO. 412-85-Z

APPEARANCES FOR: Robert Kenny

MAP NO. 15-H

APPEARANCES AGAINST:

MINUTES OF MEETING

December 13, 1985

PREMISES AFFECTED— 5954 N. Paulina Street

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

ACTION OF BOARD—

THE VOTE

Variation granted.

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		

THE RESOLUTION:

WHEREAS, David and Lois Carr: by Schain, Firsell & Brown, . Ltd., for David and Lois Carr, owners, on November 5, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the use of a proposed off-site accessory parking lot for the overnight storage of rental automobiles, on premises at 5954 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 1985 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 13, 1985, after due notice thereof by publication in the Chicago Tribune on November 25, 1985; 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 13, 1985, in Cal. No. 305-85-S, the Board approved the establishment of an off-site accessory parking lot on the subject site premises, for the parking of private passenger automobiles for use by employees and customers of a motor vehicle service and rental business located at 1721 W. Peterson Avenue, under certain conditions including its use limited to between the hours of 7 A.M. and 7 P.M.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the applicant needs to utilize the previously approved parking facility during the hours of 7 P.M. and 7 A.M. for overnight storage of its rental vehicles; that the plight of the owner is due to unique circumstances in that while the rental vehicles will be stored on the premises during the hours of 7 P.M. and 7 A.M., there will be no access privileges between said hours and that the lot will be securely locked during said hours; and that the variation, if granted, will not alter the essential character of the locality in that the requested use of the premises during the hours of 7 P.M. and 7 A.M. is for passive storage of rental vehicles and, in reality, its use will

MINUTES OF MEETING

December 13, 1985

Cal. No. 412-85-Z

be inactive during said hours; 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 use of the off-site accessory parking lot at the subject site for the overnight storage of rental motor vehicles, on premises at 5954 N. Paulina Street, upon condition that the parking lot shall be securely locked between the hours of 7 P.M. and 7 A.M. with no access privileges.

MINUTES OF MEETING

December 13, 1985

Cal. No. 230-85-Z

Ms. Maureen E. Connors, for Belmont Community Hospital, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 19, 1985, Cal. No. 230-85-Z in which the Board granted the erection of an approximately 110 feet by 114 feet two-story addition to the east side and an approximately 40 feet by 118 feet second story addition above the one-story portion of a one and six-story hospital building, whose south front yard will be 5 instead of 15 feet, with no north rear yard instead of 30 feet, and whose total floor area will exceed the allowable floor area ratio, on premises at 4024-58 W. Melrose Street.

The amendment requested is to permit a front yard set back of 4.25 feet instead of 5 feet for the following reasons: that the definitive design of interior plan required realignment of interior connecting corridors to the existing building, thus resulting in a change from the original design to that of the design presented at the public hearing on July 19, 1985. That as a result of the above realignment, there was an increase in the north/south dimension of the building of approximately three inches. Finally, movement of the proposed building nine inches south to 4.25 feet from the south property line resulted in the north face of the building to be constructed approximately six inches south of the north property line which precludes the possibility of the building infringing on the public alley at the north property line.

Chairman Guthman moved that the request be granted. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

December 13, 1985

Cal. No. 121-85-A

Mr. Douglas B. Gillespie, for Clinton Krislov, owner, presented a request for an extension of time in which to obtain building permits for the erection of a one-story 14.25 feet by 25 feet addition over a one-story garage attached to a two-story brick two-dwelling unit building, with no rear yard instead of 30 feet, on premises at 615 W. Dickens Avenue, for which a variation of the zoning ordinance was granted on April 19, 1985, Cal. No. 121-85-Z.

Chairman Guthman moved that the request be granted and the time extended until April 19, 1986. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.

MINUTES OF MEETING

December 13, 1985

Cal. No. 374-84-Z

Bishop E. D. Miller, for New Hope Congregation, C.O.G.I.C., owner, presented a request for an extension of time in which to obtain building permits for the erection of a one-story with basement 41 feet by 46 feet 2 inches addition to the rear of a one-story brick church building with no north side yard instead of 12 feet, on premises at 6501-07 S. Paulina Street, for which a variation of the zoning ordinance was granted on January 18, 1985, Cal. No. 374-84-Z.

Chairman Guthman moved that the request be granted and the time extended until July 18, 1986. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett and Keane. Nays- None.



MINUTES OF MEETING  
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Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on January 17, 1986.