

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, December 14, 1984

at 9:00 A.M., 10:30 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 18, 1984 (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.

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

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

APPLICANT: American Starter Drive Service, Inc.
APPEARANCES FOR: Pat Frank DeLeo
APPEARANCES AGAINST:

CAL. NO. 394-84-S
MAP NO. 2-G
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 413 S. Peoria 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, American Starter Drive Service, Inc., for LaSalle National Bank Tr. #10-18007-09 owner, on November 2, 1984, filed an application for a special use for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in an M1-3 Restricted Manufacturing District, on premises at 413 S. Peoria Street, for the use of a five-story industrial building located at 400-18 S. Green Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 1984 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, Section 10.4-1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; and

WHEREAS, the district maps show that the premises are located in an M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-3 Restricted Manufacturing District; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to provide 40 off-street parking spaces for the employees and patrons of the applicant company located directly east of and across the alley from the subject site at 400-18 S. Green Street; that the public health, safety and welfare will be adequately protected in the design and operation of the said parking lot to be improved and operated under the conditions hereinafter set forth; that the parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the area; 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 accessory off-site parking lot for the parking of private passenger automobiles, on premises at 413 S. Peoria Street, for the use of a five-story industrial building located at 400-18 S. Green Green, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall

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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, 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 the lot shall be enclosed with a six foot high chain link fence; that each parking space shall be delineated with striping; that ingress and egress shall be from S. Peoria Street; that the alley abutting the subject site shall not be used for ingress nor for egress; that lighting shall be provided; that the hours of operation of the proposed parking lot shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Fridays and 8 A.M. and 12 Noon, Saturdays; that the lot shall be securely locked at all other times when not in operation; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach 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 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 have been complied with.

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

APPLICANT: Christ Everlasting M.B. Church
 APPEARANCES FOR: Rev. R. Smith
 APPEARANCES AGAINST:

CAL. NO. 395-84-S
 MAP NO. 30-F
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 62-64 W. 127th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Christ Everlasting M.B. Church, owner, on October 10, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 50 feet by 60 feet addition to the north side of a one-story brick church building, in a B4-1 Restricted Service District, on premises at 62-64 W. 127th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 9, 1984 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, Sections 8.3-4 and 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on May 22, 1981, Cal. No. 115-81-5 the Board approved the establishment of the applicant church in the one-story brick building on the subject site; that the proof presented indicates that the proposed one-story 50 feet by 60 feet addition to the north side of the existing church is necessary for the public convenience to accommodate the expanding membership of the applicant church; that the public health, safety and welfare will be adequately protected in that the proposed addition will meet code regulations and will provide necessary services to the community; that the proposed addition to the applicant church will not cause substantial injury to the value of other property in the neighborhood in that the subject site although zoned for business is surrounded by residential improvements; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 50 feet by 60 feet addition to the north side of a one-story brick church building, on premises at 62-64 W. 127th Street, upon condition that there shall be on-site parking of one parking space for every 12 seats in the 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: New Faith Baptist Church
 APPEARANCES FOR: Rev. Leroy Taylor
 APPEARANCES AGAINST:

CAL. NO. 396-84-S
 MAP NO. 20-G
 MINUTES OF MEETING
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PREMISES AFFECTED-- 8400-06 S. Halsted 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, New Faith Baptist Church, owner, on October 31, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a three-story 50 feet by 50 feet addition, containing classrooms, dining and kitchen facilities and activity room, to the southwest side of an existing one and two-story brick church building, in a C1-2 Restricted Commercial District, on premises at 8400-06 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 25, 1984 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, Section 9.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Chicago Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that on October 24, 1967 the Board approved the establishment of the applicant church in the one and two-story brick building on the subject site, in Cal. No. 260-67-S; that the proposed three-story 50 feet by 50 feet addition is necessary for the public convenience and will provide classrooms, dining and kitchen facilities and activity room for use by the church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will provide needed services in the community and for which adequate on-site parking is provided; that the proposed addition to the applicant church will not cause substantial injury to the value of other property in the neighborhood in that the subject site although zoned for commercial use is compatible with the existing residential district located directly west of the subject site; 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 erection of a three-story 50 feet by 50 feet addition, containing classrooms, dining and kitchen facilities and activity room, to the southwest side of an existing one and two-story brick church building, on premises at 8400-06 S. Halsted

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Street, upon condition that the on-site parking area for 28 automobiles 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 the parking area shall be enclosed with a chain link fence; that each parking space shall be delineated with striping; that ingress and egress shall be from S. Halsted Street; that the alley abutting the parking area shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting shall be provided which will be deflected away from abutting residential properties; 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: Greater Shiloh M.B. Church
 APPEARANCES FOR: Rev. S.B. Sullivan
 APPEARANCES AGAINST:

CAL. NO. 397-84-S
 MAP NO. 12-E
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 5115 S. State 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, Greater Shiloh M.B. Church, owner, on October 10, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 30 feet by 30 feet addition to the rear of a one-story brick church building, in a C1-2 Restricted Commercial District, on premises at 5115 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 28, 1984 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, Sections 9.3-1 and 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that on January 20, 1978 the Board sustained an appeal by the applicant church legalizing the church in the one-story brick building on the subject site, Cal. No. 21-78-A, and finding that the said church has been established in the building on the subject site since the year 1934; that the proposed one-story 30 feet by 30 feet addition is necessary for provide classrooms and office space for use by the church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will provide needed space to carry out the church's activities; and that the proposed addition will not cause substantial injury to the value of other property in the neighborhood in that the subject site although zoned for commercial use is surrounded by residential improvements; 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 erection of a one-story 30 feet by 30 feet addition to the rear of a one-story brick church building, on premises at 5115 S. State 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: Reed's Temple Church of God in Christ
 APPEARANCES FOR: Rev. Joe B. Reed
 APPEARANCES AGAINST:

CAL. NO. 398-84-Z
 MAP NO. 28-F
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 11594 S. State 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, Reed's Temple Church of God in Christ, owner, on November 5, 1984, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of one-story 8 feet by 40 feet additions to the north and south sides of a one-story frame church building whose north side yard will be 4 feet and whose south side yard will be 8 feet instead of 12 feet each and the erection of a staircase addition located in the required front yard, on premises at 11594 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 1984 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, Sections 7.3-3 and 7.8-3(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the applicant church proposes to erect one-story 8 feet by 40 feet additions to the north and south sides of the existing one-story frame church building and to relocate the existing south side entrance to the east side of the existing building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variations are necessary to provide needed space for classrooms, administrative services and a caretaker living facility; that the plight of the owner is due to unique circumstances in that the requested variations are necessary to obtain an efficient use of the proposed additions; and that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will conform to the existing north and south yards of the existing church building and that the proposed staircase will not encroach into the east front yard to any great extent; it is therefore

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

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does hereby make a variation in the application of the district regulations of the zoning ordinance, and that a variation be and it hereby is granted to permit the erection of one-story 8 feet by 40 feet additions to the north and south sides of a one-story frame church building whose north side yard will be 4 feet and whose south side yard will be 8 feet instead of 12 feet each and the erection of a staircase addition located in the required front yard, on premises at 11594 S. State 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: Northwest Home for the Aged
 APPEARANCES FOR: Elroy C. Sandquist, III
 APPEARANCES AGAINST:

CAL. NO. 399-84-S
 MAP NO. 15-I
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 6300 N. California 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, Northwest Home for the Aged, owner, on October 19, 1984, filed, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 22 feet by 67.34 feet addition to the southeast side and a four-story 13 feet by 54.5 feet addition to the north side of a four-story brick nursing home which will increase the bed capacity from 148 to 160 beds, in a B4-2 Restricted Service District, on premises at 6300 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 3, 1984 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 198A of the Municipal Code of Chicago, specifically, Sections 8.3-4 and 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune of November 26, 1984; 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, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that on February 26, 1971 the Board approved a special use application, Cal. No. 23-71-S, for the erection of a four-story 150-bed nursing home on the subject site; that the proof presented indicates that the proposed additions to the existing nursing home are necessary for the public convenience at this location to provide a maximum of 12 additional beds for residents, and administrative offices, a multi-purpose room and atrium and a means of egress; that the public health, safety and welfare will be adequately protected in that the proposed additions will be constructed in conformance with the City of Chicago Building Code, the City of Chicago Health Department and the Illinois State Department of Health requirements; and that the proposed additions to the existing nursing home building 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 in authorized to approve the erection of a one-story 22 feet by 67.34 feet

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addition to the southeast side and a four-story 13 feet by 54.5 feet addition to the north side of a four-story brick nursing home which will increase the bed capacity from 148 to 160 beds, on premises at 6300 N. California 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: Northwest Home for the Aged
APPEARANCES FOR: Elroy C. Sandquist, III
APPEARANCES AGAINST:

CAL. NO. 400-84-Z
MAP NO. 15-I
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 6300 N. California Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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, Northwest Home for the Aged, owner, on November 14, 1984, filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of one-story and four-story additions to an existing four-story nursing home, thereby increasing the bed capacity to 160 beds, with 31 one-site parking spaces instead of 37 and with a waiver of the one required loading berth, on premises at 6300 N. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 31, 1984 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 198A of the Municipal Code of Chicago, specifically, Sections 8.11-1(22), 8.10-4 and 11.7-4(4)."

and
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that on December 14, 1984 the Board approved a special use application, Cal. No. 399-84-S, for the erection of a one-story 22 feet by 67.34 feet addition to the southeast side and a four-story 13 feet by 54.5 feet addition to the north side of a four-story brick nursing home which will increase the bed capacity from 148 to 160 beds; that the proof presented indicates 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 no increase to the existing 26 staff members will be necessitated by the additions to the nursing home, many of whom use public transportation to and from the facility; and that the applicant nursing home is an institution of the type that does not require continuous use of a loading berth; that the variations, if granted, will not alter the essential character of the neighborhood in that they will not change the present operation of the nursing home; it is therefore

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

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it, does hereby make a variation of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of one-story and four-story additions to an existing four-story nursing home, thereby increasing the bed capacity to 160 beds, with 31 on-site parking spaces instead of 37 and with a waiver of the one required loading berth, on premises at 6300 N. California Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Eastern Star Missionary Baptist Church
 APPEARANCES FOR: William E. Brooks
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 8530 S. Racine Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 401-84-S
 MAP NO. 20-G
 MINUTES OF MEETING
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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, Eastern Star Missionary Baptist Church, owner, on October 12, 1984, 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 C1-1 Restricted Commercial District, on premises at 8530 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 12, 1984 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, Sections 9.3-1 and 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; and

WHEREAS, the district maps show that the premises are located in a C1-1 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, finds that in this case the proposed use is to be located in a C1-1 Restricted Commercial District; that the proof presented indicates that on August 25, 1970, Cal. No. 143-70-S, the Board denied a special use application by the applicant church for the approval of the location and the establishment of a church in the one-story brick building on the subject site, finding, in part, that the use of the premises as a church was not compatible with the existing commercial uses on the west side of S. Racine Avenue; that the said church has continued to operate in violation of the Board's previous resolution; that a tavern currently exists less than 100 feet from the subject site; that the Board takes judicial notice of Chapter 43, Par. 127 § 6-11 of the Illinois Revised Statutes and sections of the Chicago Municipal Code under which the rights of permitted business uses in the area would be jeopardized by the establishment of a church at this location; that no proof was presented to indicate that the proposed use would not be injurious 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 denied.

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

APPLICANT: Greater Omega M.B. Church
 APPEARANCES FOR: William E. Brooks
 APPEARANCES AGAINST:

CAL. NO. 402-84-S
 MAP NO. 16-E
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 6641-43 S. State Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

Application denied.

THE RESOLUTION:

WHEREAS, Greater Omega M.B. Church, for Octavia Adams, owner, on October 17, 1984, 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 C1-2 Restricted Commercial District, on premises at 6641-43 S. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 17, 1984 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, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use will be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the subject building is situated on the east side of S. State Street between existing conforming automobile body and fender repair shops; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood in which it is located, nor that it would be compatible with the existing commercial uses on the east side of S. State Street; that the Board takes judicial notice of statutes in effect whereby the establishment of a church at this location would inhibit future permitted business development; 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: Jerusalem Deliverance Temple

CAL. NO. 403-84-S

APPEARANCES FOR:

MAP NO. 28-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 11705 S. Michigan Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
January 18, 1985.

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: Fellowship Christian Academy
 APPEARANCES FOR: Biddie C. Brown
 APPEARANCES AGAINST:

CAL. NO. 404-84-Z
 MAP NO. 24-C
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 1921-31 E. 95th Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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, Fellowship Christian Academy, owner, on October 19, 1984, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a one-story gymnasium addition to the west side of an existing two-story private elementary school with no front yard instead of 20 feet, with no west side yard instead of 12 feet and with no rear yard instead of 30 feet and which will exceed the allowable floor area by 8,318 square feet, on premises at 1921-31 E. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 1984 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, Sections 7.8-3(4) and 11.7-4(1)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in an R3 General Residence District; that the applicant is a private elementary school with a current enrollment of 100 students ranging from kindergarten through 8th grade; that the proof presented indicates that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide a gymnasium for needed physical education programs for the students attending the school; that the plight of the owner is due to unique circumstances in that the size of the proposed gymnasium must conform to specified dimensions in order to have proper utility; that the variations, if granted, will not alter the essential character of the locality nor impair an adequate supply of light and air to adjacent property in that the proposed addition is sufficiently separated from a church building to the west by unimproved land and from residential properties to the south by a public alley; it is therefore

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

MINUTES OF MEETING
December 14, 1984
Cal. No. 404-84-Z

it, does hereby made a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story gymnasium addition to the west side of an existing two-story private elementary school with no front yard instead of 20 feet, with no west side yard instead of 12 feet, and with no rear yard instead of 30 feet and which will exceed the allowable floor area by 8,318 square feet, on premises at 1921-31 E. 95th 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: Mark Amdur
 APPEARANCES FOR: Marvin L. Herman
 APPEARANCES AGAINST: Ronald Romanoff

CAL. NO. 405-84-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 1024 W. Oakdale Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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, Mark Amdur, for Bank of Ravenswood, Tr. #25-5691, owner, on October 22, 1984 filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-and-a-half story single family residence whose front yard will be 12 instead of 14.72 feet, with no west side yard instead of 2.5 feet and whose rear yard will be 3 instead of 30 feet, on premises at 1024 W. Oakdale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 12, 1984 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.9-4, 7.8-4(1), 7.7-4 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 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that on October 23, 1981, Cal. No. 304-81-Z, the Board granted variations to erect a two-story single family residence on the subject site whose rear yard would be 3 instead of 30 feet and with no east side yard instead of 2.5 feet, in effect providing a large open front yard; that in this case the applicant desires to construct a two-and-a-half story single family residence on the subject site seeking similar variations as previously approved, but in order to provide open space more toward the center of the lot is additionally seeking a minimal front yard variation; 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 desire to create open space in the center of the lot necessitates the requested variations; that the plight of the owner is due to the limited lot size; and that the variations, if granted, will not alter the essential character of the locality nor impair an adequate supply of light and

MINUTES OF MEETING

December 14, 1984

Cal. No. 405-84-Z

air to adjoining properties in that the proposed front and side yards will be comparable with the existing yards of the abutting buildings which includes a two-and-a-half story structure situated entirely in a required rear yard; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-and-a-half story single family residence whose front yard will be 12 instead of 14.72 feet, with no west side yard instead of 2.5 feet and whose rear yard will be 3 instead of 30 feet, on premises at 1024 W. Oakdale Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that this resolution and the permission granted herein by the Board for the erection of the aforementioned single family residence, on premises at 1024 W. Oakdale Street, shall not commence before March 1, 1985, in order to allow sufficient time for Mr. Ronald Romanoff, owner of the adjacent property located at 1028 W. Oakdale Street, to complete necessary repairs and improvements on the east wall of his buildings before construction begins on the proposed single family residence.

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

APPLICANT: Bruce Lynn

CAL. NO. 406-84-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

December 14, 1984

PREMISES AFFECTED— 1851 N. Fremont Street

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

ACTION OF BOARD—

Case continued to
January 18, 1985.

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: The Salvation Army
APPEARANCES FOR: Daniel Stralka
APPEARANCES AGAINST: Paulette Bezazian, et al.

CAL. NO. 407-84-S
MAP NO. 11-G
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 1025 W. Sunnyside Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued for
rebuttal to January 18, 1985.

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: Stephen P. Durchslag
APPEARANCES FOR: Gregory H. Furda
APPEARANCES AGAINST: Martin J. Freed

CAL. NO. 408-84-Z
MAP NO. 7-F
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place
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
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Stephen P. Durchslag, for Nicholas G. Jannes, owner, on November 16, 1984 filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a four-story single family residence on an L-shaped through lot whose N. Lakeview front yard will be 12 instead of 15 feet and with no yards along all other adjacent lot lines instead of 6 feet each, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 16, 1984 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, Sections 7.7-5, 7.9-5 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 14, 1984 after due notice thereof by publication in the Chicago Tribune on November 26, 1984; 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, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the proposed single family residence is to be constructed on two lots of record fronting on W. Lakeview Avenue and one lot of record fronting on W. Roslyn Place, thereby creating a through lot, as defined; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed development is a direct result of the high land cost of the subject site and the desire to erect a single family residence to meet the needs of the applicant; that the plight of the owner is due to unique circumstances in that by incorporating the aforesaid lots of record creates an unusual through lot with an L-shaped configuration, thus necessitating the requested variations; and that the variations, if granted, will not alter the essential character of the locality in that a 4 feet by 11 feet light well will be provided at the north side

MINUTES OF MEETING

December 14, 1984

Cal. No. 408-84-A

of the proposed single family residence which will provide an adequate supply of light and air to the abutting residential building and that the proposed front yard, which is across the street from Lincoln Park, and the proposed side yards is consistent with the existing front and side yards of the improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a four-story single family residence on an L-shaped through lot whose N. Lakeview front yard will be 12 instead of 15 feet and with no yards along all other adjacent lot lines, except the W. Roslyn Place front yard, instead of 6 feet each, on premises at 2474-76 N. Lakeview Avenue and 411 W. Roslyn Place, 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: Apostolic Faith Church

CAL. NO. 409-84-Z

APPEARANCES FOR:

MAP NO. 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING

December 14, 1984

PREMISES AFFECTED— 201-11 E. 38th Street and 3801-43 S. Indiana Avenue

SUBJECT— Application to vary the requirements of the Zoning Ordinance.

ACTION OF BOARD—

THE VOTE

Case continued to
January 18, 1985.

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: Apostolic Faith Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 200-10 E. 38th Street and 3747-57 S. Indiana Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
January 18, 1985.

THE VOTE

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

CAL. NO. 410-84-S

MAP NO. 8-E

MINUTES OF MEETING

December 14, 1984

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Apostolic Faith Church

CAL. NO. 411-84-Z

APPEARANCES FOR:

MAP NO. 8-E

APPEARANCES AGAINST:

MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 200-10 E. 38th Street and 3747-57 S. Indiana Avenue

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

ACTION OF BOARD—

Case continued to
January 18, 1985.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: John Doyle
 APPEARANCES FOR: Richard E. Zulkey
 APPEARANCES AGAINST:

CAL. NO. 412-84-A
 MAP NO. 14-K
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 6201 S. Keating 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, John Doyle, owner, on November 5, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a non-conforming store to a dwelling unit in a two-story frame store and two-dwelling unit building, in an R2 Single Family Residence District, on premises at 6201 S. Keating Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 5, 1984 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, Sections 7.12-1(4), 7.5-3 and 11.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as a non-conforming store and two dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 conversion of a non-conforming store to a dwelling unit in a two-story frame store and two dwelling unit building, with no additional parking required, on premises at 6201 S. Keating Avenue, upon condition that plans and permits are obtained indicating compliance with building code regulations 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: Carmen Claudio
 APPEARANCES FOR: Carmen Claudio
 APPEARANCES AGAINST:

CAL. NO. 413-84-A
 MAP NO. 3-I
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 2559 W. Augusta Boulevard
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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, Carmen Claudio, owner, on October 24, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of packaged liquor in an existing grocery store in a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2559 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1984 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, Section 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 14, 1984; 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, finds that in this case the proposed use is to be located in an R4 General Residence District in an existing non-conforming grocery store, a B-1 use, in the store in the building on the subject site; that under Section 8.3-1(6) of the zoning ordinance the sale of packaged liquor is not permitted; that the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Greater Southwest Side Alliance for the Needy
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 414-84-A
MAP NO. 18-G
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 1138 W. 79th Street

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

ACTION OF BOARD—

Case continued to
February 15, 1985.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPLICANT: George Ramirez
 APPEARANCES FOR: George Ramirez, Amalia Peres
 APPEARANCES AGAINST:

CAL. NO. 415-84-A
 MAP NO. 4-G
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 1526 W. 21st Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 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, George Ramirez, for Amalia Peres, owner, on October 24, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair and sales shop in a store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1526 W. 21st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 9, 1984 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, Section 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 14, 1984; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by a dry cleaners and second-hand store, B-4 uses; that the change of use to a used tire repair and sales shop, a B-4 use, is a proper substitution of use under Section 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 used tire repair and sales shop in a store on the first floor of a three-story brick store and apartment building, on premises at 1526 W. 21st Street, upon condition that the use of the store on the premises shall be limited to the repair and sale of used tires only and not for general automotive repair; that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Timothy J. Byrnes
 APPEARANCES FOR: Timothy J. Byrnes
 APPEARANCES AGAINST:

CAL. NO. 416-84-A
 MAP NO. 14-I
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 5950 S. Western 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, Timothy J. Byrnes, owner, on October 11, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a motor vehicle repair shop including body repair and painting in a one-story brick garage building, in a B2-2 Restricted Retail District, on premises at 5950 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 10, 1984 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, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984; 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, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the one-story brick garage building on the subject site has been occupied by automobile related uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been an automobile body and repair shop; that on March 8, 1978, the district was rezoned from C2-2 to B2-2 which made the use of the building non-conforming; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a motor vehicle repair shop including body repair and painting in a one-story brick garage building, on premises at 5950 S. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 4:30 P.M., Mondays through Fridays, and 9 A.M. and 12 Noon, Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: James DeMarco

CAL. NO. 417-84-A

APPEARANCES FOR:

MAP NO. 8-F

APPEARANCES AGAINST:

MINUTES OF MEETING

December 14, 1984

PREMISES AFFECTED— 610 W. 32nd Street

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

ACTION OF BOARD—

Case continued to
January 18, 1985.

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: Leonard and Joyce Kubiowski
 APPEARANCES FOR: Joyce Kubiowski
 APPEARANCES AGAINST: Patricia McKinvey

CAL. NO. 418-84-A
 MAP NO. 8-H
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 2213 W. Bross 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, Leonard and Joyce Kubiowski, owners, on October 16, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage building at the rear of a lot improved with a two-story brick residence, in an R3 General Residence District, on premises at 2213 W. Bross Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 27, 1984 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, Section 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 14, 1984; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the existing non-conforming one-story garage building at the rear of the lot has been occupied by commercial uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the present use being that of an automobile repair shop; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop including body and fender repair and spray painting, in a one-story brick garage building at the rear of a lot improved with a two-story brick residence, on premises at 2213 W. Bross Avenue, upon condition that all repair work shall be conducted entirely within the building and that all automobiles awaiting repairs or that have been repaired shall be stored on the premises; that there shall be no storage of vehicles on

MINUTES OF MEETING

December 14, 1984

Cal. No. 418-84-A

the city street or the public alley abutting the subject site; that the premises and its surroundings shall be kept in a clean and orderly manner at all times; that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no operation on Sundays or recognized holidays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: James W. Norris
 APPEARANCES FOR: James W. Norris
 APPEARANCES AGAINST:

CAL. NO. 419-84-A
 MAP NO. 5-J
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 1833 N. Central Park Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, James W. Norris, owner, on October 19, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story frame garage on a lot improved with a one-story brick residence; in an R3 General Residence District; on premises at 1833 N. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 10, 1984 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, Section 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 14, 1984; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the existing non-conforming garage building has been occupied as an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that the appellant has a right to continue an automobile repair business in the garage on the subject site; 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 an automobile repair shop in a one-story frame garage on a lot improved with a one-story brick residence, on premises at 1833 N. Central Park Avenue, upon condition that there shall be no body and fender repair, spray painting or engine rebuilding done on the premises; that all repair work shall be conducted entirely within the building and that all automobiles awaiting repairs or that have been repaired shall be stored on the premises; that there shall be no storage of vehicles on the city street or the public alley abutting the subject site; that the premises and its surroundings shall be kept in a clean and orderly manner at all times;

MINUTES OF MEETING

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Cal. No. 419-84-A

that the hours of operation shall be limited to the hours between 10:30 A.M. and 6:30 P.M., Mondays through Fridays and 10:30 A.M. and 3 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Ezequiel Gomez

CAL. NO. 420-84-A

APPEARANCES FOR:

MAP NO. 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING

December 14, 1984

PREMISES AFFECTED— 2142 S. Paulina Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
February 15, 1985.

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: Harold D. Tyus
 APPEARANCES FOR: Harold D. Tyus
 APPEARANCES AGAINST:

CAL. NO. 421-84-A
 MAP NO. 3-L
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 1546 N. Long Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Harold D. Tyus, for Lionel Graveline, owner, on October 24, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the wholesaling of cookies in an existing retail bakery in a one-story brick store building at the rear of a lot improved with a two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 1546 N. Long Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1984 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, Section 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 September 15, 1984; 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, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District in the store on the subject site occupied by an existing retail bakery; that the proof presented indicates that the wholesale bakery activity is limited to cookies and is accessory to the retail bakery business; 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 wholesaling of cookies as an accessory use in an existing retail bakery in a one-story brick store building at the rear of a lot improved with a two-story brick store and apartment building, on premises at 1546 N. Long Avenue, upon condition 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; and be it further provided that the wholesale activity shall at all times be conducted as a subordinate part of the principal retail bakery activity.

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

APPLICANT: Emma Sprivey
 APPEARANCES FOR: E. Kenneth Wright, Jr.
 APPEARANCES AGAINST: Rev. Bennie E. Chapman, et al.

CAL. NO. 422-84-A
 MAP NO. 22-G
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 9040 S. Vincennes Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Emma Sprivey, owner, on November 2, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion and remodeling of a one-story brick automobile service station building for use as a food store, in an R2 Single Family Residence District, on premises at 9040 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 1984 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, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the proposed mini food mart with packaged liquors therein is to be located in an existing non-conforming service station building; that the change of use from an automobile service station, a B4 use, to a mini food mart with packaged liquors, a B2 use, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion and remodeling of a one-story brick automobile service station building for use as a mini food mart with the sale of packaged liquors, on premises at 9040 S. Vincennes 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 7 A.M. and 8:30 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Urban Development Center

CAL. NO. 423-84-A

APPEARANCES FOR: None

MAP NO. 20-H

MINUTES OF MEETING

December 14, 1984

PREMISES AFFECTED— 8248 S. Ashland Avenue

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

ACTION OF BOARD—

Case continued to
February 15, 1985.

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: J. McLaughlin
 APPEARANCES FOR: James P. McLaughlin
 APPEARANCES AGAINST:

CAL. NO. 424-84-A
 MAP NO. 8-H
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 1616 W. 38th Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 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, J. McLaughlin, owner, on October 18, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as four dwelling units, in an R3 General Residence District, on premises at 1616 W. 38th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 18, 1984 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, Sections 7.5-3 and 7.12-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as four dwelling units since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four dwelling units, provided that the building is brought into compliance with building code regulations; 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 legalize the use of a two-story brick building, on premises at 1616 W. 38th Street, as four dwelling units, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jack K. Keryakes
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 425-84-A
MAP NO. 14-G
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 919 W. 57th Street

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

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

Jack Guthman
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: Ricardo Gomez
APPEARANCES FOR: David Aranda
APPEARANCES AGAINST:

CAL. NO. 426-84-A
MAP NO. 8-J
MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 3158 S. Harding Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ricardo Gomez, for David Aranda, owner, on October 17, 1984, 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 3158 S. Harding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1984 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, Section 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 14, 1984; 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, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming 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, the last use having been a beauty shop, a B1 use; that the change of use to a grocery store, a B1 use, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story brick store and apartment building, on premises at 3158 S. Harding Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M.; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Griffin Weaver
 APPEARANCES FOR: Griffin Weaver
 APPEARANCES AGAINST:

CAL. NO. 427-84-A
 MAP NO. 10-E
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 600 E. Bowen Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Griffin Weaver, for Regene Johnson, owner, on October 23, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hardware store in a one-story brick store attached to the front of a three-story brick apartment building, in an R4 General Residence District, on premises at 600 E. Bowen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1984 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, Section 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 14, 1984; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that on July 17, 1981, Cal. No. 213-81-A, the Board sustained an appeal permitting the establishment of a grocery store in the non-conforming store in the building on the subject site; that the non-conforming store has since been occupied by a game room, which use recently ceased operation; that in this case the change of use to a hardware store is a proper substitution of use; 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 hardware store in a one-story brick store attached to the front of a three-story brick apartment building, on premises at 600 E. Bowen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 8 P.M.; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Phase Four Transitional Living Services, Inc., an Illinois Corp. CAL. NO. 288-84-S

APPEARANCES FOR: Daniel L. Houlihan

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING
August 24, 1984 and
December 14, 1984

PREMISES AFFECTED— 2330 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued for status
to January 18, 1985.

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: Robert Stewart

APPEARANCES FOR: None

APPEARANCES AGAINST:

CAL. NO. 358-84-A

MAP NO. 12-G

MINUTES OF MEETING
December 14, 1984

PREMISES AFFECTED— 5217 S. Carpenter Street

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

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Jack Guthman
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: Roberto Arocho

CAL. NO. 301-84-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING

December 14, 1984

PREMISES AFFECTED— 1610 W. Montrose Avenue

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

ACTION OF BOARD—

Case continued to
February 15, 1985.

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: William C. Radmer
 APPEARANCES FOR: Bernard B. Nathan
 APPEARANCES AGAINST:

CAL. NO. 389-84-A
 MAP NO. 28-I
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 2745 W. 111th Street

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

ACTION OF BOARD—

THE VOTE

Appeal sustained and the decision
 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, William C. Radmer, for Michael C. Collado, owner, on October 4, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop including body repair and painting in a one-story brick garage building, in a B4-1 Restricted Service District, on premises at 2745 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1984 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, Section 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 14, 1984; 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 finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that on October 23, 1981, Cal. No. 315-81-A, the Board sustained an appeal permitting the establishment of a wood furniture and refinishing business, a C1 use, in the non-conforming building on the subject site; that the change of use to an automobile repair shop including body repair and painting, a C1 use, is a proper substitution of use under Section 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 an automobile repair shop including body repair and painting in a one-story brick garage building, on premises at 2745 W. 111th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Fridays and 10 A. M. and 5 P.M. Saturdays; that there shall be no parking of vehicles to be repaired on the public streets or other lots; that all operations shall be conducted within the garage building on the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gertrude Lempp Kerbis
 APPEARANCES FOR: David A. Epstein
 APPEARANCES AGAINST:

CAL. NO. 121-84-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 335-39 W. Webster Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Gertrude Lempp Kerbis, owner, on February 28, 1984, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a four-story nine-unit townhouse apartment building on an irregularly shaped lot whose north front yard ranges from zero to 6 feet instead of 15 feet, with no south rear yard instead of 30 feet and with a waiver of the required loading berth, on premises at 335-39 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 14, 1984 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, Sections 7.7-6, 7.9-6 and 7.11-6."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984 after due notice thereof by publication in the Chicago Tribune on March 28, 1984; and

WHEREAS, the district maps show that the premises are located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R6 General Residence District; that the proof presented indicates 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 due to the L-shaped size of the subject lot it would be difficult and economically unfeasible to develop the proposed four-story nine-unit townhouse building without the requested yard variations and a waiver of the loading berth requirement; that the plight of the owner is due to the configuration of the subject lot; that the proposed use will be compatible with the existing improvements in the area and will not impair an adequate supply of light and air to adjoining property; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a four-story nine-unit townhouse apartment building on an irregularly shaped lot whose north front yard

MINUTES OF MEETING

December 14, 1984

Cal. No. 121-84-Z

ranges from zero to 6 feet instead of 15 feet, with no south rear yard instead of 30 feet, and with a waiver of the required loading berth, on premises at 335-39 W. Webster 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: Thresholds
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST: Robert Abraham, et al.

CAL. NO. 392-84-A
 MAP NO. 11-H
 MINUTES OF MEETING
 December 14, 1984

PREMISES AFFECTED— 4134-36 N. Ashland Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Thresholds, for Mary P. and Mark L. Massery, owners, on October 12, 1984, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a residential care/group home for 10 mentally ill persons aged 17-21 in a two-story brick residential building, in an R4 General Residence District, on premises at 4134-36 N. Ashland Avenue, which is alleged is a permitted use; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1984 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, Sections 7.3-4 and 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 14, 1984; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that Thresholds is a psychiatric rehabilitation agency which offers a complete program of educational, social, vocational and independent-living skills to individuals who have been treated for mental illness on an in-patient basis; that the members of Thresholds to be served at the proposed facility are young men between the ages of 17 and 21 years of age who have severe emotional problems and have had previous psychiatric hospitalization and many of whom take anti-depressant and anti-psychotic medicines; that the appellant alleges it is a permitted use in the R4 General Residence District on the grounds that it is an eleemosynary use and that all philanthropic and eleemosynary uses are permitted uses in the district; and that all residential institutional uses, regardless of age of residents, are also permitted uses in the district; that the Board does not agree with that interpretation of the zoning ordinance; that the Board finds that the use requested should be categorized as a Special Use, finding that Section 11.10-1 of the zoning ordinance provides, in part, that there are special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration in each case, of the impact of those uses upon neighboring uses and of the public need for the particular use

MINUTES OF MEETING

December 14, 1984

Cal. No. 392-84-A

at the particular location; that Residential Care (Half-Way) Homes and Group Homes are listed in the Chicago Zoning Ordinance, Section 7.4-4 as Special Uses; that the proposed use requires approval as a Special Use; it is therefore

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

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

APPLICANT: Thresholds
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST: Robert Abraham, et al.
 PREMISES AFFECTED— 4134-36 N. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 393-84-S
 MAP NO. 11-H
 MINUTES OF MEETING
 November 18, 1984 and
 December 14, 1984

ACTION OF BOARD—

THE VOTE

Variation denied for failure to receive three affirmative votes.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Thresholds, for Mary P. and Mark L. Massery, owners, on October 5, 1984, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a residential care/group home for ten mentally ill persons aged 17-21 in a two-story brick residential building, in an R4 General Residence District, on premises at 4134-36 N. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1984 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, Sections 7.3-4 and 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 1984, after due notice thereof by publication in the Chicago Tribune on October 22, 1984, Members Guthman, Cullen, Howlett and Keane present, and subsequently continued for rebuttal to its regular meeting held on December 14, 1984; and

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

WHEREAS, the Zoning Board of Appeals, finds that in this case the proposed use is to be located in an R4 General Residence District; that testimony presented indicates that Thresholds is a psychiatric rehabilitation agency which offers a complete program of educational, social, vocational, independent-living skills and casework services to individuals who have been treated for mental illness on an in-patient basis; that the members of Thresholds to be served at the proposed facility are young men between the ages of 17 and 21 years of age who have severe emotional problems, some previous hospitalization, and have been referred to Thresholds by state and private psychiatric hospitals, clinics, psychiatrists; that testimony presented indicates that many of the members take anti-depressant and anti-psychotic medicines; that there will a maximum of four staff members on premises during day shifts to a minimum of one staff member during the night shift; that said staff members will not reside in the facility.

Chairman Guthman moved that the application for a special use be denied stating his concerns about the potential inability of the proposed number of staff to control, both internally

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and externally, the members of the facility. Chairman Guthman also stated that the members of the facility constitute a high-risk group and the establishment of the proposed use at this location would be a risk in a community which is rehabilitating itself from a depressed condition; and that the establishment of such a use would cause substantial injury to the value of other property in this residential area.

Upon being put to a vote Member Howlett concurred with Chairman Guthman's motion to deny the special use applied for. Members Cullen and Keane voted they would approve the application, as presented; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied for failure to receive three affirmative votes.

MINUTES OF MEETING

December 14, 1984

Cal. No. 328-83-S

Mr. Howard J. Swibel, for Armanetti, Inc., presented a request for an extension of time in which to obtain permits for the establishment of automobile parking on the residentially zoned portion of a zoning lot to partially satisfy the parking requirements for a proposed two-story retail liquor store to be constructed at 301 W. North Avenue, on premises at 1542-44 W. North Park Avenue, as approved by the Board on January 20, 1984, in Cal. No. 328-83-S.

Chairman Guthman moved that the request be granted and the time extended until January 20, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

December 14, 1984

Cal. No. 260-83-S

Mr. Hezzi McCaleb, for Chicago, Illinois Congregation of Jehovah's Witnesses, Lindbloom Unit, presented a request for an extension of time in which to obtain permits for the erection of a one-story church building, on premises at 6742 S. Ashland Avenue, as approved by the Board on November 18, 1983, in Cal. No. 260-83-S.

Chairman Guthman moved that the request be granted and the time extended until November 18, 1985. The motion prevailed by yeas and nays as follows:

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

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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 18, 1985.

Marian Rest
Secretary