

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, June 14, 1985

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

The following were present and constituted a quorum:

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

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on May 17, 1985 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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: Tolan & Son, Inc.
 APPEARANCES FOR: Anne M. Burke
 APPEARANCES AGAINST:

CAL. NO. 180-85-S
 MAP NO. 14-M
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 6252 S. Mason Avenue
 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 approved.

THE RESOLUTION:

WHEREAS, Tolan & Son, Inc., owner, on April 23, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of a three-story six dwelling-unit building, in a B4-2 Restricted Service District, on premises at 6252 S. Mason Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the applicant was granted a special use by the Board on August 28, 1981, Cal. No. 222-81-S, to establish residential use on the ground floor in the construction of a three-story brick six apartment building on the subject site; that the testimony in Cal. No. 222-81-S is hereby made part of the record in this case; that the aforesaid building was not erected after approval was granted by the Board; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that there is no demand for business in this area and there is a growing demand for residential units; that the public health, safety and welfare will be adequately protected in the design of the proposed building which provides adequate open space and off-street parking; and that the use is compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a three-story six dwelling unit building, on premises at 6252 S. Mason 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: William Markle
 APPEARANCES FOR: Richard Joseph
 APPEARANCES AGAINST:

CAL. NO. 181-85-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 1864 N. Poe Street
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William Markle, owner, on May 2, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a sloped roof over a two-story frame single family residence attached to a one-story brick residence, which roof will extend approximately 4.6 feet beyond the south wall line into the required front yard, on premises at 1864 N. Poe Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the subject site is a corner lot abutting three city streets and is improved with a one-story residential building fronting on N. Maud Street which is connected to a two-story residential building fronting on N. Poe Street; that the said buildings have been situated on the subject lot for the last 40 years; that the applicant seeks to convert the existing two structures to a single family residence; 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 the requested variation is necessary to allow the replacement of a defective roof on the building fronting N. Poe Street with a sloped roof for solar energy and maintenance purposes; that the plight of the owner is due to unique circumstances in that the subject building exists in its required front yard and any expansion would require a variation; and that the variation, if granted, will not alter the essential character of the locality in that the said buildings on the subject site are built to the lot lines and that the proposed roof will not further change the configuration of the existing buildings; it is therefore

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Cal. No. 181-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a sloped roof over a two-story frame single family residence attached to a one-story brick residence, which roof will extend approximately 4.6 feet beyond the south wall line into the required front yard, on premises at 1864 N. Poe Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Helen Slimak
 APPEARANCES FOR: Helen Slimak
 APPEARANCES AGAINST:

CAL. NO. 182-85-S
 MAP NO. 18-E
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 360 E. 75th 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, Helen Slimak, for The Cathedral of Love Church, owner, on April 24, 1985, filed an application for a special use under the zoning ordinance for the approval of the erection of an approximately 35 feet by 108 feet one-story addition to the rear of an existing one-story brick church building thereby increasing the seating capacity to 252 seats, in a B4-1 Restricted Service District, on premises at 360 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on May 24, 1960, the Board approved a special use application for the establishment of the applicant church in an existing one-story brick building on the subject site, Cal. No. 212-60-S; that on October 19, 1984, the Board approved a special use application for the establishment of an accessory off-site parking lot at 333 E. 75th Street to satisfy the parking requirements for the proposed seating capacity for the applicant church, Cal. No. 353-84-S; that the proof presented indicates that the proposed one-story addition to the rear of the existing church building is necessary for the public convenience at this location to enlarge some rooms in the existing building, to increase seating capacity necessitated by the growth of the congregation, and to meet building code regulations; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed addition which will provide needed facilities for the church and will meet all building code regulations; and that the proposed addition will not cause substantial injury to the value of other property in the neighborhood in that it will not be visible from E. 75th Street and will be compatible with the existing improvements in the area; it is therefore

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June 14, 1985

Cal. No. 182-85-S

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 an approximately 35 feet by 108 feet one-story addition to the rear of an existing one-story brick church building thereby increasing the seating capacity to 252 seats, on premises at 360 E. 75th 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: Helen Slimak
 APPEARANCES FOR: Helen Slimak
 APPEARANCES AGAINST:

CAL. NO. 183-85-Z
 MAP NO. 18-E
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 360 E. 75th 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, Helen Slimak, for The Cathedral of Love Church, owner, on April 24, 1985, filed an application for a variation of the zoning ordinance to permit, in an B4-1 Restricted Service District, the erection of an approximately 35 feet by 108 feet one-story addition to the rear of an existing one-story brick church building, whose transitional north rear yard will be 3.1 feet instead of 5 feet, on premises at 360 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 1985 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that on June 14, 1985, the Board approved a special use application, Cal. No. 182-85-S, for the erection of an approximately 35 by 108 feet one-story addition to the rear of an existing one-story brick church building on the subject site, thereby increasing the seating capacity to 252 seats; 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 the dimensions and configuration of the proposed addition is necessary to increase the seating capacity of the existing church and to meet building code regulations; that the plight of the owner is due to the growth of the congregation; and that the variation, if granted, will not alter the essential character of the locality or impair an adequate supply of light and air to adjacent property in that the proposed one-story addition situated at the rear of the existing building will not be visible from E. 75th Street and that the two-story apartment building existing to the north of the subject site is set back 5 feet from its south lot line; it is therefore

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Cal. No. 183-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an approximately 35 feet by 108 feet one-story addition to the rear of an existing one-story brick church building, whose transitional north rear yard will be 3.1 feet instead of 5 feet, on premises at 360 E. 75th 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: Little Mercy Seat Missionary Baptist Church
 APPEARANCES FOR: Ardell Mikell
 APPEARANCES AGAINST: Mabel Turner, et al.
 PREMISES AFFECTED— 8105 S. Vincennes Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 184-85-S
 MAP NO. 20-F
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ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Little Mercy Seat Missionary Baptist Church, owner, on April 8, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 8105 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 8, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 it is proposed to establish a church in a business zone with seating for 75 persons in an existing 25 feet wide building on a lot having a width of approximately 40 feet; that a two-story building abuts the subject site to the north; that six on-site parking spaces are required for the proposed church; that the plans presented depict four parking spaces at the rear of the building with ingress and egress from S. Vincennes Avenue over a strip of land no more than 15 feet wide along the north side of the building and two parking spaces situated within said driveway area; that a witness for the applicant testified that the proposed parking arrangement would not allow sufficient space for ingress or egress; that a petition with 50 signatures by persons living in the community in opposition to the establishment of a church in the subject building was presented; that no evidence was presented that would indicate the proposed church is so designed, located and proposed to be operated that the public health, safety and welfare would be protected, nor that its establishment would not cause substantial injury to the value of surrounding properties; 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: Jaime Santiago
 APPEARANCES FOR: Jaime Santiago
 APPEARANCES AGAINST:

CAL. NO. 185-85-A
 MAP NO. 5-I
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 1733 N. Talman 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, Jaime Santiago, for Western National Bank of Cicero, Tr. #6692, owner, on April 22, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building as three dwelling-units, in an R3 General Residence District, on premises at 1733 N. Talman Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3, 7.12-1(4) and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 three 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 three dwelling units, provided 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 certify the use of a two-story frame building, on premises at 1733 N. Talman Avenue, as three 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: Jaime Santiago
 APPEARANCES FOR: Jaime Santiago
 APPEARANCES AGAINST:

CAL. NO. 186-85-Z
 MAP NO. 5-I
 MINUTES OF MEETING
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PREMISES AFFECTED— 1733 N. Talman Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jaime Santiago, for Western National Bank of Cicero, Tr. #6692, owner, on April 22, 1985, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story open porch attached at the front with a connected second story landing along the south side of an existing two-story frame three-dwelling unit building, with no front and south side yards, on premises at 1733 N. Talman Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 5, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-3(1), 7.7-3 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 June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the Board, on June 14, 1985, in Cal. No. 185-85-A, sustained an appeal certifying the use of the two-story frame building on the subject site as three dwelling units; 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 the requested variation is necessary to provide additional means of ingress and egress; that the plight of the owner is due to the necessity of complying with city safety code requirements; and that the variation, if granted, will not alter the essential character of the locality in that it is compatible with many of the existing improvements in the block which do not comply with front and side yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning

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ordinance and that a variation be and it hereby is granted to permit the erection of a two-story open porch attached at the front with a connected second story landing along the south side of an existing two-story frame three dwelling unit building, with no front and south side yards, on premises at 1733 N. Talman 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: Cells Christian Ministry
 APPEARANCES FOR: John W. Mauck
 APPEARANCES AGAINST: Bob McNair
 PREMISES AFFECTED— 3021-23 N. Clybourn Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 187-85-S
 MAP NO. 7-H
 MINUTES OF MEETING
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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, Cells Christian Ministry, for Luis Puig, Jr., owner, on April 19, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick commercial building, in a C1-2 Restricted Commercial District, on premises at 3021-23 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-1(A) and 9.4-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the applicant is a mission church which ministers to the young people residing in the area by providing prayer meetings, Bible study, music and drama activities and counselling services; that the proof presented indicates that a church at this location is necessary to meet the needs of the members of the church who are presently meeting in the pastor's home and homes of members for services and activities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide needed services in the community and will provide off-street parking within the existing building; and that the use of the premises as a church will be compatible with the predominately residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one-story brick commercial building, on premises at 3021-23 N. Clybourn Avenue, upon condition that no church activities shall be conducted after 9:30 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: Cells Christian Ministry
 APPEARANCES FOR: John W. Mauck
 APPEARANCES AGAINST: Bob McNair

CAL. NO. 188-85-Z
 MAP NO. 7-H
 MINUTES OF MEETING
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PREMISES AFFECTED— 3021-23 N. Clybourn 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
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, Cells Christian Ministry, for Luis Puig, Jr., owner, on April 19, 1985, filed an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the establishment of a church in a one-story brick commercial building with parking within the building for two instead of three automobiles, on premises at 3021-23 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 4, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.11-1(5) and 11.7-4(4)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that on June 14, 1985, in Cal. No. 187-85-S, the Board approved an application for a special use by Cells Christian Ministry for the establishment of a 36-seat church in the one-story brick commercial building on the subject site and incorporates the testimony in that application into the record in this case; 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 the subject building is land-locked and built lot line to lot line, necessitating off-street parking to be located within the existing commercial building; that the plight of the owner is due to the necessity of providing three off-street parking spaces; and that the variation, if granted, will not alter the essential character of the locality in that the proposed church is located in an area where many of the congregation reside and that provision for two required off-street parking spaces will be adequate; 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 establishment of a church in a

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one-story brick commercial building with parking within the building for two instead of three automobiles, on premises at 3021-23 N. Clybourn 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: Precious Stone Bible Church of God in Christ
 APPEARANCES FOR: Armita Epps
 APPEARANCES AGAINST: Louise Harris

CAL. NO. 189-85-S
 MAP NO. 3-L
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 5218 W. Division Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Precious Stone Bible Church of God in Christ, for Pioneer Bank & Trust Co., Tr. #19688, owner, on April 26, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 5218 W. Division Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 the building on the subject site is located within 100 feet of an existing licensed tavern, which is a permitted use under the B4 zoning; that the Board takes judicial notice of statutes in effect under which the rights of permitted businesses in the area could be jeopardized by the establishment of a church at this location; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: New Covenant Missionary Baptist Church
 APPEARANCES FOR: Judd Harris
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7700-14 S. Cottage Grove Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 190-85-S
 MAP NO. 18-E
 MINUTES OF MEETING
 June 14, 1985

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, New Covenant Missionary Baptist Church, owner, on April 23, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 7700-14 S. Cottage Grove Avenue, for the use of a church located at 740 E. 77th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 7, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 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 June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the applicant was granted a special use by the Board on May 21, 1976, Cal. No. 111-76-S, for the establishment of an off-site parking lot at 758 E. 77th Street, for the use of the applicant church located at 740 E. 77th Street; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to provide additional off-street parking for the 1500-member church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the use of the premises as a parking lot will be compatible with the mixed business and residential improvements in the area; it is therefore

RESOLVED, that the application for a special use shall be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 7700-14 S. Cottage Grove Avenue, for the use of a church located at 740 E. 77th Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall

MINUTES OF MEETING

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Cal. No. 190-85-S

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 a six-foot high screening fence shall be erected on the south lot line abutting residential property; that the balance of the lot shall be enclosed with a six-foot high chain link fence; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking stall shall be striped; that lighting shall be provided reflecting away from abutting residential property; that ingress and egress to the site shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the abutting alley 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 the lot shall be securely locked at all times when services and activities are not conducted by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards 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: Jerome M. Wolf
 APPEARANCES FOR: Jeff Gurian
 APPEARANCES AGAINST: Margo Strotter
 PREMISES AFFECTED— 9442 S. Vanderpoel Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 191-85-S
 MAP NO. 22-H
 MINUTES OF MEETING
 June 14, 1985

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, Jerome M. Wolf, for Beverly Bank, Tr. #8-5735, owner, on April 16, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory parking lot for the parking of private passenger automobiles, in an R1 Single Family Residence District, on premises at 9442 S. Vanderpoel Avenue, for the use of a retail fabric store located at 1750 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

WHEREAS, the district maps show that the premises are located in an R1 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 R1 Single Family Residence District; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to provide off-street parking for customers of a retail fabric store located at 1750 W. 95th Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, although located in an R1 Single Family Residence District, abuts a business district and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an accessory parking lot for the parking of private passenger automobiles, on premises at 9442 S. Vanderpoel Avenue, for the use of a retail fabric store located at 1750 W. 95th Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be 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

MINUTES OF MEETING

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Cal. No. 191-85-S

lot shall be enclosed with a 6 foot high screening fence on the north and west lot lines and on the southwesterly 61 feet of the property; that a strip of land 5 feet wide along the north property line and a strip of land 20 feet wide along the east property line, except the portion used as a driveway, shall be landscaped and planted with a densely planted compact hedge not less than 5 nor more than 7 feet in height, which planting shall be maintained; that the balance of the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking stall shall be striped; that lighting shall be provided directed away from abutting residential property, which lighting shall be extinguished between the hours of 10 P.M. and 7 A.M.; that ingress and egress shall be from S. Vanderpoel Avenue; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the lot shall be securely locked at all times when the fabric store at 1750 W. 95th Street is not open; and that all applicable ordinances of the Chicago of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that) of the provisions of this resolution have been complied with.

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

APPLICANT: Jerome M. Wolf

CAL. NO. 192-85-Z

APPEARANCES FOR:

MAP NO. 22-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 9442 S. Vanderpoel Avenue

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

ACTION OF BOARD—

Application withdrawn on motion of applicant.

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: Standard Parking Corporation
 APPEARANCES FOR: James M. Kane
 APPEARANCES AGAINST:

CAL. NO. 193-85-S
 MAP NO. 1-F
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 542-54 W. Washington Boulevard and 108-16 N. Clinton 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		
Abstain		

THE RESOLUTION:

WHEREAS, Standard Parking Corporation, for American National Bank and Trust Company, Tr. #51631, owner, on May 6, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot, in a C3-5 Commercial-Manufacturing District, on premises at 542-54 W. Washington Boulevard and 108-16 N. Clinton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-3(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of June 14, 1990, and with an interim review by the Board in June, 1988, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot, on premises at 542-54 W. Washington Boulevard and 108-16 N. Clinton Street, upon condition that use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be improved with a compacted macadam base, not

MINUTES OF MEETING

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Cal. No. 193-85-S

less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the surfaced area, excluding driveways; that lighting shall be provided; that ingress and egress to the site shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the public alley abutting the site 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; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application 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; and be it further

RESOLVED, that the use of the premises as a parking lot shall terminate five years from the date hereof, on June 14, 1990, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake interim review of this matter in June, 1988, without further public notice of public hearing, the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence.

APPLICANT: Franciscan Friars

CAL. NO. 194-85-S

APPEARANCES FOR:

MAP NO. 12-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 5058 S. Ashland Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 19, 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: Historic Property Management, Inc.

CAL. NO. 195-85-Z

PEARANCES FOR:

MAP NO. 5-G

PEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 2000-08 N. Racine Avenue

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

ACTION OF BOARD—

Case continued to
July 19, 1985.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT		
Abstain		
x		
x		
x		

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

APPLICANT: Tishman Speyer Quincy Venture, an Illinois Limited Partnership CAL. NO. 196-85-S
 APPEARANCES FOR: Burton Berger MAP NO. 2-F
 APPEARANCES AGAINST: MINUTES OF MEETING
 June 14, 1985
 PREMISES AFFECTED-- Area bounded by W. Adams St., S. Clinton St., W. Quincy St. and
 S. Jefferson St.
 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
Abstain		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Tishman Speyer Quincy Venture, an Illinois Limited Partnership, for LaSalle National Bank and Trust Co., Tr. #108020, owner, on May 14, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a six-story seven-level parking structure, in a C3-5 Commercial-Manufacturing District, on premises in an area bounded by W. Adams St., S. Clinton St., W. Quincy St., and S. Jefferson St., to provide the required accessory parking for the Gateway Office Complex situated within Business Planned Development No. 27, as amended; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.4-3(1) and 8.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on May 22, 1985; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the proposed six story seven level parking facility will replace a similar facility located in Sub Area C, Business Planned Development No. 27, as amended, which requires a minimum of 1,100 off-street parking spaces for the Gateway Office Complex; that the Chicago Plan Commission approved the amendment to Business Planned Development No. 27, as amended, on May 16, 1985; that the proof presented indicates that the proposed parking facility is necessary for the public convenience at this location to fulfill the parking requirements of Business Planned Development No. 27, as amended; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking facility which will be operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the area; it is therefore

MINUTES OF MEETING

June 14, 1985

Cal. No. 196-85-S

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 six-story seven-level parking structure, in the area bounded by W. Adams Street, S. Clinton Street, W. Quincy Street and S. Jefferson Street, to provide accessory parking for the Gateway Office Complex situated within Business Planned Development No. 27, as amended, upon the condition that 24-hour security shall be provided daily by security patrols and television cameras in elevators and lobby areas; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that a restrictive Covenant shall be recorded with the Recorder of Deeds of Cook County, Illinois, limiting the use of the subject site property as a required off-street parking facility for the Gateway Office Complex and which instrument shall prohibit the separation of said parking facility from the use of the Gateway Office Complex. Further, the Zoning Administrator shall not issue a permit for the aforesaid parking facility until the aforesaid restrictive Covenant has been duly recorded with the Recorder of Deeds of Cook County, Illinois.

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

APPLICANT: Clarence H. Jenkins
 APPEARANCES FOR: Clarence H. Jenkins
 APPEARANCES AGAINST:

CAL. NO. 197-85-A
 MAP NO. 24-E
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 10035 S. Michigan 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, Clarence H. Jenkins, owner, on April 22, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a one-story addition to the south side of an existing auto laundry building, in a C1-1 Restricted Commercial District, on premises at 10035 S. Michigan Avenue, which is alleged is not an expansion of a special use; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; 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 an auto laundry has existed in the subject site building since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that pursuant to Section 5.10 of the zoning ordinance, the auto laundry is a legally existing special use; that the proposed addition does not increase the existing auto washing capacity, but is merely to further enclose the building to make for a more efficient operation and does not constitute an expansion of an existing special 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 a one-story addition to the south side of an existing auto laundry, on premises at 10035 S. Michigan Avenue, upon condition that there is no expansion of the existing auto laundry facilities which thereby increases its auto washing capacity; 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: George F. Allison and William Lawrence

CAL. NO. 198-85-A

APPEARANCES FOR:

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 1110 N. Milwaukee Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
July 19, 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: Andrew G. Curry
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 199-85-A
MAP NO. 4-K
MINUTES OF MEETING
June 14, 1985

PREMISES AFFECTED— 1358 S. Tripp Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case dismissed for want
of prosecution.

THE VOTE

Jack Guthman
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: James Perkins
 APPEARANCES FOR: James Perkins
 APPEARANCES AGAINST:

CAL. NO. 200-85-A
 MAP NO. 12-H
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 5301 S. Wolcott 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, James Perkins, for Frances Fialka, owner, on April 16, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 5301 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 store in the building on the subject site had been occupied by a tavern; that the subject store was vacant and unoccupied when the appellant moved into the neighborhood 11 months ago; that no evidence was presented to indicate that the subject store had not been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Holy Latter Rain Church
 APPEARANCES FOR: Susie Peacock
 APPEARANCES AGAINST:

CAL. NO. 201-85-A
 MAP NO. 18-G
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 1101 W. 71st Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Holy Latter Rain Church, owner, on April 6, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of an 8 square feet illuminated church identification sign, in an R3 General Residence District, on premises at 1101 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 20, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 subject site is a corner lot improved with a one-story church building; that it is proposed to install a cross-shaped double-faced illuminated non-flashing sign indicating the name of the church and its founder; that the double-faced sign will not exceed 16 square feet in area and is equivalent to a church bulletin sign; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of a cross-shaped, double-faced illuminated non-flashing sign indicating the name and founder of the church, on premises at 1101 W. 71st Street, upon condition that the sign shall not exceed 16 square feet in area; 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: Henry Runge

CAL. NO. 202-85-A

APPEARANCES FOR:

MAP NO. 6-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 2214-22 S. Damen Avenue

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

ACTION OF BOARD—

Case continued to
July 19, 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: Lucia Barba, Manuel Moyado and Dolores Moyado
 APPEARANCES FOR: Lucia Barba
 APPEARANCES AGAINST:

CAL. NO. 203-85-A
 MAP NO. 10-G
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 4509 S. Justine 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
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lucia Barba, Manuel Moyado and Dolores Moyado, owners, on April 29, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story frame building on the front of the lot as four dwelling units and a one-and-a-half story frame building at the rear as a single family dwelling, in an R3 General Residence District, on premises at 4509 S. Justine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 30, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.5-3 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the two-story frame building on the front of the lot has been occupied as four dwelling units and the one-and-a-half story frame building at the rear of the lot has been occupied as a single family dwelling unit since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance that the appellants have a right to continue the occupancy of the building on the front of the lot as four dwelling units and the building on the rear of the lot as a single family dwelling unit, provided the buildings are 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 certify the use of the two-story frame building on the front of the lot as four dwelling units and a one-and-a-half story frame building at the rear of the lot as a single family dwelling, on premises at 4509 S. Justine Street, upon condition that the buildings are 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: Rose McDowell
 APPEARANCES FOR: Rose McDowell
 APPEARANCES AGAINST:

CAL. NO. 204-85-A
 MAP NO. 10-D
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 3949 S. Ellis 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, Rose McDowell, owner, on April 29, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a three-story brick building as two apartments, four efficiency units and two lodging rooms, in an R5 General Residence District, on premises at 3949 S. Ellis Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5(5)a; 7.12-2(9), and 7.12(8)b."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as eight dwelling units since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as eight dwelling units, provided 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 certify the use of the three-story brick building, on premises at 3949 S. Ellis Avenue, as two apartments, four efficiency units, and two lodging rooms, 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 issued.

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

APPLICANT: Francis Waxman
 APPEARANCES FOR: William C. Peterman, Francis Waxman
 APPEARANCES AGAINST:

CAL. NO. 205-85-A
 MAP NO. 3-H
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 1087 N. Hermitage 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, Francis Waxman, owner, on April 18, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store to a dwelling unit in a two-story brick store and three dwelling unit building, in an R4 General Residence District, on premises at 1087 N. Hermitage Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 building on the subject site has been occupied as a store and three dwelling units since prior to the time of the passage of the 1953 amendment to the parking ordinance; that the conversion of a non-conforming store to a dwelling unit is a proper substitution of use of 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 her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a store to a dwelling unit, with no additional parking required, in a two-story brick store and three-dwelling unit building, for a total of four dwelling units, on premises at 1087 N. Hermitage 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: Mobile Hi-Fi, Inc.
 APPEARANCES FOR: Steve Fields
 APPEARANCES AGAINST:

CAL. NO. 206-85-A
 MAP NO. 15-J
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 6300 N. Lincoln 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, Mobile Hi-Fi, Inc., for Pioneer Trust & Savings Bank, Tr. #5962, owner, on April 26, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a motor vehicle repair license for the installation of radios, speakers, and burglar alarms in automobiles, in a two-story brick building, in a B3-2 General Retail District, on premises at 6300 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 195A of the Municipal Code of Chicago, specifically, Section 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-2 General Retail District; that the proof presented indicates that the building on the subject site has been occupied by the said business since 1970 and which business was purchased by the appellant in 1978; that prior to 1970 the site was used for the sale and installation of automobile seats; 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 approve a motor vehicle repair license for the installation of radios, speakers and burglar alarms in automobiles, in a two-story brick building, on premises at 6300 N. Lincoln Avenue, upon condition that the use of the motor vehicle repair license shall be limited to the installation of radios, speakers and burglar alarms in automobiles and not for general automotive repairs; that the hours of operation shall be limited to the hours between 10 A.M. and 8 P.M., Mondays through Fridays, and 10 A.M. and 6 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: Marc Sussman
 APPEARANCES FOR: Marc Sussman
 APPEARANCES AGAINST:

CAL. NO. 207-85-A
 MAP NO. 5-H
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 1723 N. Honore 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Marc Sussman, owner, on April 26, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the deconversion of the front two-story brick building from six to four dwelling units and the expansion of living space into the attic, and the expansion of living space into the attic of the rear one-story brick single family residence, in an R3 General Residence District, on premises at 1723 N. Honore Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 195A of the Municipal Code of Chicago, specifically, Sections 7.6-3 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 two story brick building on the front of the lot has been occupied as six dwelling units and the building at the rear of the lot has been occupied as a single family dwelling unit since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that both buildings on the lot were constructed with attics which have usable floor space that predates the 1942 amendment to the zoning ordinance; that the expansion of living space into the said attics would not be an increase of the existing non-conforming floor area ratio and is permitted under Sections 6.4-2 and 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the deconversion of the front two-story brick building from six to four dwelling units and the expansion of living space into the attic, and the expansion of living space into the attic of the rear one-story brick single family residence, on premises at 1723 N. Honore Street, upon condition that the buildings are 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.

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

APPLICANT: Gwendolyn R. Dorsey
 APPEARANCES FOR: Gwendolyn R. Dorsey
 APPEARANCES AGAINST: Joseph S. Davis

CAL. NO. 208-85-A
 MAP NO. 16-G
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 6958 S. Halsted Street

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

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Gwendolyn R. Dorsey, owner, on April 18, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hand car wash operation in a portion of a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 6958 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 17, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 9.3-1 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 the appellant purchased an operating hand car wash business located in the building on the subject site in 1972; that the hand car wash operation is conducted in one wash bay and utilizes no automatic equipment; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has a right to continue the use of a portion of the building on the subject site as a hand car wash operation; 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 hand car wash operation in a portion of a one-story brick building, on premises at 6958 S. Halsted Street, upon condition that no chain conveyor, blower, steam cleaning device, or other mechanical devices are used in the operation; that no automobiles that are waiting to be washed shall impede the use of the public alley; that the operation of the facility shall be monitored at peak use periods to insure that the public alley is not obstructed in any way; 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: Mark A. Robinson
 APPEARANCES FOR: Leonard E. Blum
 APPEARANCES AGAINST:

CAL. NO. 209-85-A
 MAP NO. 5-J
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 3759 W. Shakespeare 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, Mark A. Robinson, owner, on April 24, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3759 W. Shakespeare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 store in the building on the subject site has been occupied by business uses, the last use being a newspaper distributor business, which use was discontinued in 1983; that the appellant put the premises up for sale and has spent the intervening period looking for a tenant or buyer for the premises; that the appellant has, at this time, secured a contract for the sale of the premises for use as a grocery store; that there was no intent to abandon the use of the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story brick store and apartment building, on premises at 3759 W. Shakespeare Avenue, upon condition that the hours of operation of the proposed grocery store shall be limited to the hours between 8 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: Korean Lakeview Gospel Church
 APPEARANCES FOR: Lawrence Leavitt
 APPEARANCES AGAINST:

CAL. NO. 210-85-A
 MAP NO. 9-H
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 1657-59 W. Irving Park Road

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Korean Lakeview Gospel Church, owner, on April 29, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an existing church in a one and two-story frame building, in a B2-1 Restricted Retail District, on premises at 1657-59 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the building on the subject site was originally constructed as a church in 1895 and has been continuously occupied as a church or meeting hall since that time; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize an existing church in a one and two-story frame building, on premises at 1657-59 W. Irving Park Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charles E. Crites
 APPEARANCES FOR: Charles E. Crites
 APPEARANCES AGAINST:

CAL. NO. 211-85-A
 MAP NO. 20-C
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 2149 E. 83rd 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Charles E. Crites, for Burness Orr, owner, on May 1, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a photography studio in a one-story brick store building, in a B1-1 Local Retail District, on premises at 2149 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

WHEREAS, the district maps show that the premises are located in a B1-1 Local 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 B1-1 Local Retail District; that the proof presented indicates that the store on the subject site is one unit of a multi-store building; that the subject store has been previously occupied by a reducing salon, a B2 use; that the change of use to a photography studio, 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 establishment of a photography studio in a one-story brick store building, on premises at 2149 E. 83rd 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: Linda's Grocery and Variety
 APPEARANCES FOR: Linda Elliot
 APPEARANCES AGAINST:

CAL. NO. 212-85-A
 MAP NO. 11-I
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 4646 N. Rockwell Street

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

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

THE RESOLUTION:

WHEREAS, Linda's Grocery and Variety, for Peter Chaimas, owner, on May 1, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food and the sale of hardware items in an existing grocery store in a two-story brick store and apartment building, in a B1-2 Local Retail District, on premises at 4646 N. Rockwell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 1, 1985 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

WHEREAS, the district maps show that the premises are located in a B1-2 Local 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 B1-2 Local Retail District in the building on the subject site occupied by an existing licensed grocery store; that the dispensing of popcorn and snack foods and the sale of small hardware items in the existing grocery store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of popcorn and snack foods and the sale of small hardware items, as accessory uses only, in an existing grocery store in a two-story brick store and apartment building, on premises at 4646 N. Rockwell Street, upon condition that the issuance of the food dispenser license for the subject site shall be considered a right to conduct only limited accessory snack food dispensing as stated herein, and shall not be construed as a right to operate a restaurant; and that all applicable ordinances of the City of Chicago shall be complied with before the licenses are issued.

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

APPLICANT: Khairy Atieh
APPEARANCES FOR: Khairy Atieh
APPEARANCES AGAINST:

CAL. NO. 213-85-A
MAP NO. 3-G
MINUTES OF MEETING
June 14, 1985

PREMISES AFFECTED— 1437 W. Thomas Street

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, Khairy Atieh, owner, on May 3, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a two-story brick and frame store and apartment building, in an R4 General Residence District, on premises at 1437 W. Thomas Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4, 11-8-1 and 6.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Enoel Sanchez

CAL. NO. 214-85-A

PEARANCES FOR: Michael Favia

MAP NO. 5-J

PEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 3600 W. Cortland Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Enoel Sanchez, for Ovidio DeLeon, owner, on May 3, 1985, 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 former gasoline station building, in an R3 General Residence District, on premises at 3600 W. Cortland Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 was originally built as a gasoline service station and has been continuously occupied by a gasoline service station and related automobile services 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 no violation of the zoning ordinance exists nor is contempalted 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 an automobile repair shop in a former gasoline service station building, on premises at 3600 W. Cortland Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; that all repair work shall take place entirely within the building; that there shall be no overnight outside storage of vehicles that have been repaired or are awaiting repair on the premises or on public property; 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: Jerome Maltz
 APPEARANCES FOR: Anthony J. Fornelli
 APPEARANCES AGAINST:

CAL. NO. 215-85-A
 MAP NO. 1-F
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 502 W. Fulton 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jerome Maltz, for 1st National Bank of Skokie, Tr. #50346, owner, filed on May 3, 1985, an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of land, situated to the east of a one-story warehouse building, as a public parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 502 W. Fulton Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a C3-5 Commercial-Manufacturing District; that the proof presented indicates that the subject site has been continuously occupied as an improved public parking lot for the parking of private passenger automobiles since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that pursuant to Section 5.10 of the zoning ordinance, the said use is a legally existing special use; that the appellant has a right to continue the use of the site as a public parking lot for the parking of private passenger automobiles; 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 certify the use of land situated to the east of a one-story warehouse building as a public parking lot for the parking of private passenger automobiles, on premises at 502 W. Fulton Street, upon condition that the use of the subject site as a public parking lot shall at all times be subject to Section 11.10-5 of the zoning ordinance; 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: Chandrakant T. Shah
 APPEARANCES FOR: Chandrakant T. Shah
 APPEARANCES AGAINST:

CAL. NO. 216-85-A
 MAP NO. 19-G
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED-- 7301 N. Sheridan Road

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, Chandrakant K. Shah, for Mr. Applebaum, owner, on May 2, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of hardware items in an existing grocery store on the first floor of a nine-story brick store and apartment building, in an R4 General Residence District, on premises at 7301 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1985 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, 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in a non-conforming store in the building on the subject site occupied by an existing grocery store; that the sale of limited hardware items to the customers of the existing grocery store is an accessory 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 sale of limited hardware items, as an accessory use only, in an existing grocery store on the first floor of a nine-story brick store and apartment building, on premises at 7301 N. Sheridan Road, upon condition 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: Zuk Kyu Chung

CAL. NO. 217-85-A

APPEARANCES FOR:

MAP NO. 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 7555 N. Ridge Boulevard

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

ACTION OF BOARD—

Case continued to
July 19, 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 808

APPLICANT: John J. Plezbert

CAL. NO. 60-85-Z

APPEARANCES FOR:

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING

June 14, 1985

PREMISES AFFECTED— 1245 W. Flourney Street

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

ACTION OF BOARD—

Application withdrawn.

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: Children's Oncology Services of Illinois, Inc.
 APPEARANCES FOR: Charles F. Marino
 APPEARANCES AGAINST:

CAL. NO. 151-85-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 May 17, 1985

PREMISES AFFECTED— 622 W. Deming Place

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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Children's Oncology Services of Illinois, Inc., owner, on March 28, 1985, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a two-story addition at the rear of a lot connected at the 2nd floor level to an existing three-story brick lodging house, with no rear yard instead of 30 feet, on premises at 622 W. Deming Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 8, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.9-6."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 1985; 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 existing three-story brick building on the subject site, known as the Ronald McDonald House, is used as a lodging house by parents bringing their children with serious or terminal illnesses long distances for treatment at Children's Memorial Hospital and other Chicago hospitals; that the facility currently has 18 lodging rooms; that the applicant proposes to construct a two-story addition at the rear of the lot with parking on the ground level and four lodging rooms and manager's apartment on the second level, which will be connected at the second level to the existing facility by an enclosed and heated ramp; 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 there is a critical need for additional lodging rooms by the Ronald McDonald House which has a waiting list of families seeking accommodation; that the plight of the owner is due to the desire of the applicant to retain an existing playground and as much open green space on the site as possible by constructing the proposed addition over the on-site parking area at the rear of the site; and that the variation, if granted, will be consistent with existing improvements in the area and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

June 14, 1985

Cal. No. 151-85-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story addition at the rear of a lot connected at the second floor level to an existing three-story brick lodging house, with no rear yard instead of 30 feet, on premises at 622 W. Deming Place, upon condition that the building line of the proposed addition shall not extend more than 40 feet south of the rear lot line, except for the permanently enclosed and heated ramp connecting the addition to the existing building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Richard G. Trapp
 APPEARANCES FOR: William Hennessey
 APPEARANCES AGAINST:

CAL. NO. 176-85-A
 MAP NO. 16-E
 MINUTES OF MEETING
 May 17, 1985

PREMISES AFFECTED— 6858 S. Evans Avenue and 716 E. 69th 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
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Richard G. Trapp, for Richard G. Trapp and Alice Patricia Trapp, owners, on March 15, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing certification for an existing non-conforming food manufacture and wholesale business on the first floor of a one, two and three-story brick non-conforming building, in an R3 General Residence District, on premises at 6858 S. Evans Avenue and 716 E. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that on June 27, 1938, Cal. No. 87-38-Z, the Board granted a variation permitting the establishment and operation of a mayonaise factory and wholesale food salesroom on the first floor of the existing non-conforming building on the subject site; that upon the death of the applicant's father several years ago, the business was in some confusion and, as a result, the yearly business license was not secured; that although no business license issued there was no cessation of the said business at the premises; 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 certify an existing non-conforming food manufacture and wholesale business on the first floor of a one, two, and three-story brick non-conforming building, on premises at 6858 S. Evans Avenue and 716 E. 69th Street, upon condition that the hours of operation shall be limited to the hours between

MINUTES OF MEETING
June 14, 1985
Cal. No. 176-85-A

6 A.M. and 8 P.M., daily; that the appellant shall erect fencing on the periphery of the property; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Osiephine Moore
 APPEARANCES FOR: Gay-Lloyd Lott
 APPEARANCES AGAINST:

CAL. NO. 177-85-A
 MAP NO. 10-E
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 4246 S. Dr. Martin Luther King, Jr. Drive
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Osiephine Moore, for National Acceptance Corporation of America, owner, on March 26, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a self-service laundrette in a one-story brick store building, in an R5 General Residence District, on premises at 4246 S. Dr. Martin Luther King, Jr. Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 13, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, 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 subject store is one unit of a one-story four-store business building; that three stores in the building are located in a B4-3 Restricted Retail District; that the subject laundrette occupies the fourth store in the building, which store is located in an R5 General Residence District; that the said laundrette has occupied the existing non-conforming store in the multi-store building since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a self-service laundrette in a one-story brick store building, on premises at 4246 S. Dr. Martin Luther King, Jr. Drive, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., daily; that an attendant shall be on the premises during business hours; 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: Reynold's Institute Baptist Church
 APPEARANCES FOR: Harold Aling
 APPEARANCES AGAINST:

CAL. NO. 324-84-S
 MAP NO. 20-F
 MINUTES OF MEETING
 June 14, 1985

PREMISES AFFECTED— 8031-33 S. Halsted 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, Reynold's Institute Baptist Church, owner, on July 11, 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 B2-2 Restricted Retail District, on premises at 8031-33 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, Section 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on September 3, 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 establishment of a church is necessary at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide off-street parking on leased land south and adjacent to the subject site to be improved and operated under the conditions set forth in Cal. No. 179-85-S; and that the proposed church will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a church in a one-story brick building, on premises at 8031-33 S. Halsted Street, upon condition that the required off-street parking shall be on leased land located south and adjacent to 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: Reynold's Institutional Baptist Church
 APPEARANCES FOR: Harold Aling
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 8035 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 179-85-S
 MAP NO. 20-F
 MINUTES OF MEETING
 June 14, 1985

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, Reynold's Institutional Baptist Church, for John Green, owner, on April 9, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site parking lot on leased land for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 8035 S. Halsted Street, to satisfy the parking requirements for a proposed church at 8031-33 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 9, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 14, 1985 after due notice thereof by publication in the Chicago Tribune on April 22, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that on June 14, 1985 the Board granted a special use to the applicant for the establishment of a church in a one-story brick building at 8031-33 S. Halsted Street, Cal. No. 324-84-S; that the proof presented indicates that the proposed parking lot on leased land is necessary for the public convenience at this location to satisfy the parking requirements for a church at 8031-33 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use is an improvement in a block consisting of many vacant lots and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site parking lot on leased land, for the parking of private passenger automobiles, on premises at 8035 S. Halsted Street, to satisfy the parking requirements for a proposed church at 8031-33 S. Halsted Street,

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June 14, 1985

Cal. No. 179-85-S

upon condition that no use shall be made of the premises for the use requested until the following conditions shall have been complied with; that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 6 foot high chain link fence shall be erected on the east and south lot lines; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking stall shall be striped; that lighting shall be provided; that ingress and egress shall be from N. Halsted Street; that the public alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the lot shall be securely locked at all times when services and activities are not being held by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: New Testament Baptist Church
 APPEARANCES FOR: Mark Schwartzman
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1-3 E. 111th Place
 SUBJECT— Application for the approval of a special use.

CAL. NO. 115-85-S
 MAP NO. 28-E
 MINUTES OF MEETING
 June 14, 1985

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, New Testament Baptist Church, owner, on March 1, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B5-2 General Service District, on premises at 1-3 E. 111th Place, to satisfy the parking requirements for a church located at 2 E. 112th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 1985 reads:

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

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting scheduled on June 14, 1985 after due notice thereof by publication in the Chicago Tribune on March 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B5-2 General Service District; that on August 28, 1981 the Board approved a special use application for the establishment of the applicant church at 2 E. 112th Street, Cal. No. 225-81-S; that a site used for the required off-street parking was subsequently sold; that the proof presented indicates that the proposed parking lot is necessary for the public convenience at this location to satisfy the parking requirements for a 125-seat church located at 2 E. 112th Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that it will be an improvement in a block of many vacant lots; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1-3 E. 111th Place, to satisfy the parking requirements for a church located at 2 E. 112th Street, upon condition

MINUTES OF MEETING

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Cal. No. 115-85-S

that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be 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 enclosed with a 6 foot high chain link fence; that the west lot line fronting on S. State Street shall be planted with decorative shrubbery; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the number of parking stalls and means of ingress and egress shall be designed in accordance with provisions of the Chicago Zoning Ordinance and with approval of the Department of Traffic Engineering and Operations; that the parking stalls shall be designated by striping; that lighting shall be provided; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the lot shall be securely locked at all times when services and activities are not being conducted by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order and Section 5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with; and be it further

RESOLVED, that a restrictive Covenant shall be recorded with the Recorder of Deeds of Cook County, Illinois limiting the use of the subject site property as a required off-street parking lot for the property at 2 E. 112th Street and which instrument shall prohibit the separation of said parking lot at 1-3 E. 111th Place from the use of the said property at 2 E. 112th Street. Further, the Zoning Administrator shall not issue a permit for the aforesaid lot at 1-3 E. 111th Place until the aforesaid restrictive Covenant has been duly recorded with the Recorder of Deeds of Cook County, Illinois.

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June 14, 1985

Cal. No. 103-84-S

Ms. Brenda J. Gaines, Commissioner, Department of Housing, for Boarding Home Association of Greater Chicago, presented a request for an extension of time in which to obtain the necessary permits for the establishment of a temporary overnight shelter facility in a two-story brick building, on premises at 4213 W. Madison Street, as approved by the Zoning Board of Appeals on March 30, 1984, Cal. No. 103-84-S.

Ms. Gaines stated that the request is necessary due to delays in receiving final funding approval from the Federal Emergency Management Agency and the resulting delays in preparing plans and specifications for the project.

Chairman Guthman moved that the request be granted and the time extended to March 30, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 14, 1985

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 19, 1985.



Secretary