

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, January 17, 1986

at 9:00 A.M., 10:30 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

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

MINUTES OF MEETING

January 17, 1986

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 13, 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: Congress Care Center

CAL. NO. 1-86-S

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED-- 901 S. Austin Boulevard

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

ACTION OF BOARD--

THE VOTE

Case continued to
April 18, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Congress Care Center

CAL. NO. 2-86-Z

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 901 S. Austin Boulevard

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

ACTION OF BOARD—

THE VOTE

Case continued to
April 18, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Congress Care Center

CAL. NO. 3-86-S

APPEARANCES FOR:

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING

January 17, 1986

PREMISES AFFECTED— 5948-5960 W. Railroad Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
April 18, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Bradley Supply Company
APPEARANCES FOR: Thomas Moore
APPEARANCES AGAINST:

CAL. NO. 4-86-S
MAP NO. 14-H
MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 2300-10 W. 57th 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, Bradley Supply Company, owner, on November 22, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-1 Restricted Manufacturing District, on premises at 2300-10 W. 57th Street, for the use of a piping supply business located at 2250 W. 57th Street; and

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

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

WHEREAS, the district maps show that the premises are located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that on April 19, 1985, the Board granted a variation to the applicant permitting the erection of a one-story 173 feet by 122 feet warehouse addition to the north side of an existing one and two-story plumbing supply building with no west front yard instead of 20 feet required when located across the street from a residence district, at 5643-55 S. Oakley Avenue; that the record of the previous case, Cal. No. 119-85-Z, is made a part of the record in this case; that a parkinglot at this location is necessary for the public convenience to provide parking for the applicant company located at 2250 W. 57th 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 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

MINUTES OF MEETING

January 17, 1986

Cal. No. 4-86-S

the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2300-10 W. 57th Street, for the use of a piping supply business located at 2250 W. 57th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of employees and customers of the applicant company and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a 6 feet high chain link fence; that the parking spaces shall be striped; that concrete wheel stops shall be provided; that lighting shall be provided; that ingress and egress shall be from S. Oakley Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Fridays and 8 A.M. and 12 Noon, Saturdays; that the lot shall be securely locked at all other times; 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: ABeam Partnership
 APPEARANCES FOR: Gilbert Y. Liss
 APPEARANCES AGAINST:

CAL. NO. 5-86-S
 MAP NO. 11-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 931-35 W. Belle Plaine Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, ABeam Partnership, for Seymour Shine, owner, on November 20, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 931-35 W. Belle Plaine Avenue, to serve as additional parking for the apartment buildings located at 4051-65 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §7.3-1, §7.3-2, §7.3-3 and §7.3-4."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that a parking lot at this location is necessary for the public convenience to provide additional parking for the residents of the apartment buildings located at 4051-65 N. Sheridan Road to help remove congestion in the streets; 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 provision for landscaping will improve a vacant lot presently used for illegal parking and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 931-35 W. Belle Plaine Avenue, to serve as additional parking for the apartment buildings located at

MINUTES OF MEETING

January 17, 1986

Cal. No. 5-86-S

4051-65 N. Sheridan Road, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a strip of land 15 feet wide along the north lot line, excepting the portion used as a driveway, shall be landscaped; that the landscaped front yard shall be separated from the parking area with steel beam guard rails; that the east and south portions of the land that lie outside the designated parking area shall be landscaped and maintained; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a four feet high chain link fence; that a five feet high ornamental iron fence shall be provided along the north lot line, excepting the driveway area; that the parking spaces shall be designated by striping; that lighting shall be provided which will reflect away from abutting residential property; that ingress and egress shall be from W. Belle Plaine Avenue; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that access to the lot shall be secured by a gate guard and controller and magnetic card system during hours of operation. 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 this 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: Joseph J. Anzalone, Sr.

CAL. NO. 6-86-S

APPEARANCES FOR: Nicholas S. Limperis

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 1600-40 N. Clybourn Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Joseph J. Anzalone, Sr., for Mid Town Bank & Trust Co. of Chicago, Tr. #1169, owner, on November 22, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 1600-40 N. Clybourn Avenue, to serve a proposed building material sales facility to be erected at 900 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §10.16-1."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proposed parking lot is necessary for the public convenience at this location to provide customer and employee parking for a proposed building material sales facility to be erected at 900 W. North Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 1600-40 N. Clybourn Avenue, to serve a proposed building material sales facility to be erected at 900 W. North Avenue, upon condition that no use shall be made of the lot for the purpose requested

MINUTES OF MEETING

January 17, 1986

Cal. No. 6-86-S

until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of employees and customers of the proposed building material sales business to be erected at 900 W. North Avenue and that no commercial vehicles shall be parked upon said lot at any time; that steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the lot; 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 parking spaces shall be designated by striping; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the hours of operation of the parking lot shall be limited to the hours between 9 A.M. and 9 P.M.; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a 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 solution have been complied with.

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

APPLICANT: Lawrence J. Suffredin, Jr.

CAL. NO. 7-86-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 3214-18 N. Wilton Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 28, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Lawrence J. Suffredin, Jr.

CAL. NO. 8-86-Z

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

MINUTES OF MEETING

January 17, 1986

PREMISES AFFECTED— 3214-18 N. Wilton Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
February 28, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: S. Group, an Illinois General Partnership
 APPEARANCES FOR: William R. Warnock
 APPEARANCES AGAINST:

CAL. NO. 9-86-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 2741-43 N. Wayne 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, S. Group, an Illinois General Partnership, for Chicago Title and Trust Company, Tr. #1086895, owner, on December 9, 1985, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story 5-dwelling unit condominium building whose front yard will be 7.5 feet instead of 15 feet, on premises at 2741-43 N. Wayne Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4 and §11.7-4(1)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to develop the front 94 feet of the subject 50 feet by 124 feet lot with a three-story five-dwelling unit condominium building with self-contained parking and to erect a five-car garage on the rear 30 feet to partially satisfy the parking requirements for its companion business and 12 condominium unit building to be erected at 1315-23 W. Diversey Parkway; that the property in question cannot yield a reasonable return or be put to reasonable use if permitted to be used only under the conditions allowed by the regulation in this district in that the proposed subject site development is an integral part of the aforesaid W. Diversey Parkway development; that the plight of the owner is due to the overall project being located in two separate zoning classifications and the desire to design the development as a unit with a blend of business and residential uses; and that the variations, if granted, will not alter the essential character of the locality in that the proposed 7.5 feet front yard setback will be consistent with the transitional yard setback of the

MINUTES OF MEETING

January 17, 1986

Cal. No. 9-86-Z

residential portion of the development to the north and will be compatible with the front yard setbacks of the existing improvements to the south; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story five-dwelling unit condominium building whose front yard will be 7.5 feet instead of 15 feet, on premises at 2741-43 N. Wayne Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: S. Group, an Illinois General Partnership
 APPEARANCES FOR: William R. Warnock
 APPEARANCES AGAINST:

CAL. NO. 10-86-S
 MAP NO. 7-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 2741-43 N. Wayne Avenue (Rear)
 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, S. Group, an Illinois General Partnership, for Chicago Title and Trust Company, Tr. #1086895, owner, on December 9, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an off-site accessory five-car garage on the rear of a lot, in an R4 General Residence District, on premises at 2741-43 N. Wayne Avenue (Rear), to partially satisfy the parking requirements for the dwelling unit portion of a proposed business and 12 condominium dwelling unit building to be erected at 1315-23 W. Diversey Parkway; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4(2) and §7.12(8)a."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

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

WHEREAS, that the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to erect a five-car garage on the rear 30 feet of the subject lot to partially satisfy the parking requirements for the dwelling unit portion of its proposed business and 12 condominium dwelling unit building to be erected directly north and across the alley at 1315-23 W. Diversey Parkway; that the five off-site parking spaces will supplement the seven on-site dwelling unit parking spaces of said development; that the proposed use is necessary for the public convenience at this location to provide the balance of the required parking for its overall project; that the proposed off-site parking facility is so designed, located and proposed to be operated so that the public health, safety and welfare will be protected in that it will be deeded to five specific condominium owners of the aforesaid development and will be so set forth in its condominium declaration; that the proposed use will be part of a development that will enhance the neighborhood and encourage development

MINUTES OF MEETING

January 17, 1986
Cal. No. 10-86-S

in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an off-site accessory five-car garage on the rear of a lot, on premises at 2741-43 N. Wayne Avenue (rear), to partially satisfy the parking requirements for the dwelling unit portion of a proposed business and 12 condominium dwelling unit building to be erected at 1315-23 W. Diversey Parkway, upon condition that all applicable ordinances of the City of Chicago shall be 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 five-car garage located at 2741-43 N. Wayne Avenue as required off-street parking for five condominium dwelling units at 1315-23 W. Diversey Parkway and which instrument shall prohibit the separation of said five-car garage at 2741-43 N. Wayne Avenue from the five condominium dwelling units at 1315-23 W. Diversey Parkway. Further, the Zoning Administrator shall not issue a permit for the aforesaid five-car parking garage at 2741-43 N. Wayne Avenue 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: Richard A. Van Pelt

CAL. NO. 11-86-Z

APPEARANCES FOR:

MAP NO. 7-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 631 W. Arlington Place

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

ACTION OF BOARD—

THE VOTE

Case continued to
February 28, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Taco Bell Corp.
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 12-86-S
 MAP NO. 14-I
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 6040-58 S. Western Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Taco Bell Corp., for First National Bank of Chicago as Ancillary Executor of the Last Will and Testament of Henry George Hollingshead, owner, on November 17, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, in a B4-2 Restricted Service District, on premises at 6040-58 S. Western Avenue; and

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

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that it is proposed to construct a Taco Bell Restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision of the following: directional ingress and egress signs, ingress to the drive-through portion of the facility from S. Western Avenue at the northeast corner of the subject site and egress from the drive-through portion of the facility from the southeast corner of the subject site onto S. Western Avenue, relocation of the CTA bus stop to between the driveways on S. Western Avenue, a 6 feet high solid wood fence along the west lot line screen the facility from residential property across the alley, hours of operation of the drive-through facility limited to the hours between 8 A.M. and 2 A.M.; and that the proposed use is compatible with the existing business uses in the area and will not cause

MINUTES OF MEETING

January 17, 1986

Cal. No. 12-86-S

substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed one-story restaurant building, on premises at 6040-58 S. Western Avenue, upon condition that the ingress to the drive-through portion of the facility shall be from S. Western Avenue at the northeast corner of the subject site; that egress from the drive-through portion of the facility shall be from the southeast corner of the subject site onto S. Western Avenue; that lighted directional signs shall be erected at the established entrances and exits to the subject site; that the CTA bus stop shall be relocated to between the driveways on S. Western Avenue; that a 6 feet high solid wood fence shall be erected along the west lot line to screen the facility from residential property across the alley; that there shall be no ingress nor egress from the alley; that the hours of operation of the drive-through facility shall be limited to the hours between 8 A.M. and 2 A.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 808

APPLICANT: Healing Center Church of God in Christ
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4921-47 W. Chicago Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 13-86-S
 MAP NO. 1-L
 MINUTES OF MEETING
 January 17, 1986

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, Healing Center Church of God in Christ, owner, on December 5, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 4921-47 W. Chicago Avenue; and

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

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that the applicant church was previously located at 5916 W. Wrightwood Avenue; that the growth of the congregation and the need for off-street parking facilities necessitates the need for a church at the subject site; 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 adequate off-street parking; that the applicant church will renovate the building at a substantial cost and provide on-site parking for 69 automobiles to be improved and operated under the following conditions hereinafter set forth; that the proposed use will enhance the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a church in a one-story brick building, on premises at 4921-47 W. Chicago Avenue, upon condition that the parking area shall be used solely for the parking of private passenger automobiles belonging to the members of the congregation and that no commercial vehicles shall be parked in said

MINUTES OF MEETING

January 17, 1986

Cal. No. 13-86-S

parking area at any time; that the subject parking area shall be enclosed with a 6 feet high chain link fence, excepting the driveway areas; that the parking area 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 W. Chicago avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the parking area 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 the said parking area in accordance 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 808

APPLICANT: Cumberland Presbyterian Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 3601-05 W. Diversey Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

CAL. NO. 14-86-S

MAP NO. 7-J

MINUTES OF MEETING
January 17, 1986

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Cumberland Presbyterian Church

CAL. NO. 15-86-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING

January 17, 1986

PREMISES AFFECTED— 3614-18 W. Diversey Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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: Monarch Air Service, Inc.
 APPEARANCES FOR: John Conroy
 APPEARANCES AGAINST:

CAL. NO. 16-86-S
 MAP NO. 14-M
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 5912-26 S. Central 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, Monarch Air Service, Inc., owner, on December 12, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-1 Restricted Manufacturing District, on premises at 5912-26 S. Central Avenue, for the use of a business located at 5943 S. Central Avenue in Midway Airport; and

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

WHEREAS, the district maps show that the premises are located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that a parking lot is necessary for the public convenience at this location to provide off-street parking for the employees of the applicant company at 5943 S. Central Avenue in Midway Airport and for customers of the applicant company; 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 provision for screen fencing, 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 an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5912-26 S. Central Avenue, for the use of a business located at 5943 S. Central Avenue in Midway Airport, upon condition that no use shall be made of the lot for the purpose requested

MINUTES OF MEETING

January 17, 1986

Cal. No. 16-86-S

until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of persons employed by or visiting the applicant company and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails, approximately 2 feet in height, shall be erected along the east and south lot lines, and a 6 feet high slatted wood fence shall be erected on the west lot line to screen the facility from residential properties located across the alley; that striping shall be provided; that concrete wheel stops shall be provided; that ingress and egress shall be from S. Central Avenue and the roadway abutting the parking lot to the north; that the public 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 not in use; 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: Robert Atkins
 APPEARANCES FOR: Robert Atkins
 APPEARANCES AGAINST:

CAL. NO. 17-86-A
 MAP NO. 5-H
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 2121 N. Winchester Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Atkins, owner, on December 6, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the attic roof to be dormered to utilize the space as additional rooms for the 3rd floor dwelling unit in a three-story brick three dwelling unit building, in an R3 General Residence District, on premises at 2121 N. Winchester Avenue, which, it is alleged, will not increase the existing floor area ratio; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, §7.6-3 and §11.8-1."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the attic portion of the subject three-story three-dwelling unit building has head room exceeding 7 feet 10 inches in height and has always contained bedroom space; that the pre-existing attic floor area is included in determining floor area ratio and therefore its utilization does not increase the existing floor area ratio; that it is proposed to dormer the attic roof and install an inside staircase to improve the third floor dwelling unit; 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 attic roof to be dormered to utilize the space as additional bedroom space for the 3rd floor dwelling unit in a three-story three-dwelling unit building, on premises at 2121 N. Winchester 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: Susan Lovdjieff-Levin
 APPEARANCES FOR: Susan Lovdjieff-Levin
 APPEARANCES AGAINST:

CAL. NO. 18-86-A
 MAP NO. 5-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 1818 N. Fremont 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, Susan Lovdjieff-Levin, owner, on December 5, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a third floor addition to a two-story brick proposed single family residence on the front of a lot improved additionally with a two-story frame single family residence at the rear, in an R4 General Residence District, on premises at 1818 N. Fremont Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, §5.5, §7.8-4."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the proposed third floor addition will be to the two-story proposed single family residence on the front of the lot improved additionally with a two-story frame single family residence at the rear; that the proposed addition will comply with the maximum floor area ratio requirements; 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 a third floor addition to a two-story brick proposed single family residence on the front of a lot improved additionally with a two-story frame single family residence at the rear, on premises at 1818 N. Fremont 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: Alicia Dalrymple and Timothy Turnblad
APPEARANCES FOR: Alicia Dalrymple
APPEARANCES AGAINST:

CAL. NO. 19-86-A
MAP NO. 7-G
MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 2549 N. Racine Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alicia Dalrymple and Timothy Turnblad, for John Wright, owner, on December 6, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business office in a two-story brick building on the rear of a lot improved additionally with a three-story brick store and apartment building, in an R4 General Residence District, on premises at 2549 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 6, 1985 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District in an existing non-conforming two-story building at the rear of a lot improved additionally with a three-story brick store and apartment building; that on January 22, 1982, Cal. No. 15-82-A, the Zoning Board of Appeals sustained an appeal permitting the continued operation of an auto body and upholstery shop in the rear building on the subject site, a C1 use; that the appellants propose to establish a business office to be used in the production of industrial films and commercials; that there will no filming or similar production work done on the premises; that the change of use to a business office, a B2 use, is a less intensive use of the premises and is permitted 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 business office in a two-story brick building on the rear of a lot improved additionally with a three-story brick store and apartment building, on premises at 2549 N. Racine Avenue, upon condition that the hours of operation shall be limited to the hours

MINUTES OF MEETING

January 17, 1986

Cal. No. 19-86-A

between 9 A.M. and 5 P.M., Monday through Friday and 9 A.M. and 12 Noon, Saturday; that there shall be no filming or similar work done at the 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: American Security Training Institute, Inc.
 APPEARANCES FOR: Ron Taylor
 APPEARANCES AGAINST: Gary Wigoda

CAL. NO. 20-86-A
 MAP NO. 3-H
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 2121-31 W. North Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, American Security Training Institute, Inc., for Leopold Fischer and James H. Horcher, owners, on November 18, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a shooting gallery in conjunction with a proposed trade school for training of security officers in a one, two and three-story brick commercial building, in a B4-2 Restricted Service District, on premises at 2121-31 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §8.3-4 B (36) and §9.3-1 B (3)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the appellant proposes to establish a trade school for the training of security officers in the building of the subject site, which use is permitted in a B4 district; that the appellant proposes to also establish a shooting range in conjunction with the trade school; that a shooting range requires a minimum of C1 zoning; that the appellant contends that because the proposed shooting range is required by state law to be part of the subject trade school, it is therefore accessory to the principal trade school use; that the Board disagrees with the contention and finds in this case that it would be inappropriate to classify a shooting range as a permitted accessory use to the proposed trade school and that the shooting range requires a Commercial zoning classification; 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: Willie Amerson
 APPEARANCES FOR: Virgie Ingram
 APPEARANCES AGAINST: Allan Streeter, Bert Potts

CAL. NO. 21-86-A
 MAP NO. 18-F
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 7539 S. Halsted Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Willie Amerson, for Virgie Ingram, owner, on December 12, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in a one and two-story brick and frame store and apartment building, in a B2-2 Restricted Retail District, on premises at 7539 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, §8.3-2 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 January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that Virgie Ingram, owner of the subject site, has operated a second-hand store for the repair and sales of used refrigerators, stoves and washing machines at the subject site for the past three years without a license; that a second-hand store requires a minimum of B4 zoning and that servicing and repair work requires a minimum of B7 zoning; that the Board has no authority to permit the establishment of a second-hand store in the building on the subject site; 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: Kyung Hee Lee
 APPEARANCES FOR: Alfred E. Aspengren
 APPEARANCES AGAINST:

CAL. NO. 22-86-A
 MAP NO. 7-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 2459 N. Racine Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kyung Hee Lee, owner, on November 26, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing drop-off dry cleaning business in a two-story frame store and apartment building, in an R4 General Residence District, on premises at 2459 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §7.3-3."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the existing drop-off dry cleaning business has been operated as part of an existing non-conforming grocery store for approximately 40 years; that City of Chicago building inspectors advised the appellant to separate the grocery and drop-off dry cleaning business; that the appellant is seeking a general business license for the existing drop-off dry cleaning operation; 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 drop-off dry cleaning business in a two-story frame store and apartment building, on premises at 2459 N. Racine Avenue, upon condition that the hours of the drop-off dry cleaning business only shall be limited to the hours between 7:30 A.M. and 8 P.M., Monday through Saturday; 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: Rogelio R. Rojas
 APPEARANCES FOR: Dom Ramos. Rogelio R. Rojas
 APPEARANCES AGAINST:

CAL. NO. 23-86-A
 MAP NO. 10-H
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED--- 4614-24 S. Marshfield Avenue
 SUBJECT--- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD---

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Rogelio R. Rojas, for Jose Flores and Sergio Reyes, owners, on December 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 one and two-story brick commercial and residential building, in an R3 General Residence District, on premises at 4614-24 S. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 21, 1985 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the Board sustained an appeal on October 24, 1967 in Cal. No. 262-67-A, permitting the establishment of a business for the assembly of screens, storm windows and doors and awnings in the building on the subject site; that the premises has continuously been occupied by commercial uses, the last use having been commercial storage; that the change of use to an automobile repair shop, excluding body and fender work, spray painting and engine rebuilding, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one and two-story brick commercial and residential building, on premises at 4614-24 S. Marshfield Avenue, upon condition that no body and fender work, spray painting or engine rebuilding shall be done on the premises; that all repair work shall be done within the building; that there shall be no storage of vehicles awaiting repairs or which have been repaired on the public streets, alley and sidewalk; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M. Monday through Saturday; 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: Willie Brown
 APPEARANCES FOR: Willie Brown
 APPEARANCES AGAINST:

CAL. NO. 24-86-A
 MAP NO. 18-F
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 7739 S. Halsted 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, Willie Brown, for Joe Hunter, owner, on December 3, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire sales and repair business in a store on the first floor of a two-story brick store and apartment building, in a B3-2 General Retail District, on premises at 7739 S. Halsted Street; and

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; 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 argument of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the store in the building on the subject site has been previously occupied by a second-hand store a B4 use; that the change of use to a tire sales and repair business 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 tire sales and repair business in a store on the first floor of a two-story brick store and apartment building, on premises at 7739 S. Halsted Street, upon condition that the use of the premises shall be limited to the sale and repair of tires only and not for general automotive repair; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Saturday; 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: Sauer Construction Co.
 APPEARANCES FOR: Robert Sauer
 APPEARANCES AGAINST:

CAL. NO. 25-86-A
 MAP NO. 9-K
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 3612-18 N. Pulaski 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, Sauer Construction Co., owner, on December 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a one-story 25 feet by 30 feet steel garage for truck storage accessory to a non-conforming contractor's office and yard, in a B4-1 Restricted Service District, on premises at 3612-18 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §8.3-4."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that a portion of the subject site has been continuously occupied by a non-conforming contractor business with outdoor storage for its trucks at the rear of the premises for over 20 years; that the appellant has a right to erect a one-story 25 feet by 30 feet steel garage building for accessory indoor storage of its trucks; 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 erection of a one-story 25 feet by 30 feet steel garage for truck storage accessory to a non-conforming contractor's office and shop, on premises at 3612-18 N. Pulaski Road, upon condition that there shall be no outside storage of construction equipment and materials 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: Jerome L. Schulman and Joan Rehm
 APPEARANCES FOR: Monte Viner
 APPEARANCES AGAINST:

CAL. NO. 26-86-A
 MAP NO. 5-H
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 1910 W. North Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jerome L. Schulman and Joan Rehm, owners, on November 14, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the first floor dwelling unit in a three-story brick three-dwelling unit building, in a C1-2 Restricted Commercial District, on premises at 1910 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 24, 1985 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a C1-2 Restricted Commercial District; that architectural details of the subject building indicates that the three-story brick building has been occupied as three dwelling units, including a first floor 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 as three dwelling units, including a first floor unit, 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 first floor dwelling unit in a three-story brick three-dwelling unit building, on premises at 1910 W. North Avenue, 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: Mand Made Pizza of Chicago, Inc., d/b/a Dominos Pizza
 APPEARANCES FOR: Eugene Propp
 APPEARANCES AGAINST: Patricia Brennan

CAL. NO. 27-86-A
 MAP NO. 15-M
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 5897 N. Elston Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, Mand Made Pizza of Chicago, Inc., d/b/a Dominos Pizza, for Elston Limited Partnership I, owner, on December 13, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out pizza restaurant in a one-story brick store building, in an R3 General Residence District, on premises at 5897 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, §7.3-3 and §11.8-1."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject store is part of a multi-store building on the subject site and was previously occupied by a non-conforming moped sales and service shop; that the appellant proposes to establish a carry-out and delivery pizza restaurant in the subject store; that the proposed hours of operation of the carry-out restaurant are 11 A.M. to 1 A.M., seven days a week; that on February 27, 1985, the City council amended Section 6.4-7 of the zoning ordinance which now reads: "The non-conforming use of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be changed to a use permitted in the same district as the non-conforming use which presently occupies the building or structure or to a use permitted in a more restrictive district, provided that such a proposed use is similar to or more restrictive than the prior non-conforming use at the site. To determine whether the proposed changed use meets the above standard, there shall be an evaluation of the hours of operation, vehicular traffic and noise levels generated by the use, the number of people reasonably expected to be attracted to the premises and other factors affecting other property or uses in the neighborhood in which it is located...."; that the Board finds that, comparatively, the requested use of the

MINUTES OF MEETING

January 17, 1986

Cal. No. 27-86-A

premises as a carry-out and delivery pizza restaurant operating between the hours of 11 A.M. and 1 A.M., seven days a week and which will attract a greater number of patrons, is a more intensive use of the premises than the previous moped sales and service shop which had less customer traffic and days and hours of operation; and that the proposed use would be detrimental to the surrounding residential community and, therefore, is not 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 denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Keefer Bakery
 APPEARANCES FOR: Dennis Mak
 APPEARANCES AGAINST:

CAL. NO. 28-86-A
 MAP NO. 6-F
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 249 W. Cermak 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, Keefer Bakery, for Tse Lau, owner, on November 19, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a three-story brick store and apartment building, in a B4-3 Restricted Service District, on premises at 249 W. Cermak Road; and

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

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

WHEREAS, the district maps show that the premises are located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Retail District; that the proof presented indicates that the store in the building on the subject site is occupied by an existing retail bakery; that the appellant proposes to wholesale bakery items on a limited basis; that the existing bakery operation will not be expanded in any way by the proposed wholesaling activity; that the wholesaling of bakery goods on a limited basis is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with an existing retail bakery in a three-story brick store and apartment building, on premises at 249 W. Cermak 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: Marisil, Inc.
 APPEARANCES FOR: Maria Gopez
 APPEARANCES AGAINST:

CAL. NO. 29-86-A
 MAP NO. 11-J
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED-- 3442 W. Montrose Avenue

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marisil, Inc., for Angelo Manis, owner, on December 2, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with the retail sale of duck eggs in a one and two-story brick store building, in a B4-1 Restricted Service District, on premises at 3442 W. Montrose Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District in the store in the building on the subject site occupied by an existing business for the retail sale of duck eggs; that the appellant proposes to wholesale duck eggs on a limited basis; that the existing operation will not be expanded in any way by the proposed wholesaling activity; that the wholesaling of duck eggs on a limited basis is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit wholesaling as an accessory use only in conjunction with the retail sale of duck eggs in a one and two-story brick store building, on premises at 3442 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

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

APPLICANT: Mansoo Joo
APPEARANCES FOR: Daniel M. Starr
APPEARANCES AGAINST:

CAL. NO. 408-85-A
MAP NO. 11-J
MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 3225 W. Lawrence Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mansoo Joo, for Luca Akrap, owner, on October 29, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a clothing manufacturing business on the second floor of a three-story brick multi-store and apartment building, in a B3-2 General Retail District, on premises at 3225 W. Lawrence Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-3, §8.11-1."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed used is to be located in a B3-2 General Retail District; that the subject site is improved with a three-story brick multi-store and apartment building; that the appellant occupies one-third of the second floor of the subject building, consisting of approximately 3,000 square feet; that the appellant operates a clothing manufacturing business employing from 8 to 15 persons; that clothing manufacturing requires a Commercial or Manufacturing zoning district; that the Board has no authority to permit the establishment of a clothing manufacturing business in a Business district; 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: Len S. Villacorta
APPEARANCES FOR: Len S. Villacorta
APPEARANCES AGAINST:

CAL. NO. 411-85-A
MAP NO. 13-K
MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 4904 N. Pulaski 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, Len S. Villacorta, for Bob Koldon, owner, on October 30, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with an existing retail bakery in a one-story brick multi-store building, in a B4-2 Restricted Service District, on premises at 4904 N. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1985 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District in a store in the building on the subject site occupied by an existing retail bakery; that the appellant proposes to wholesale bakery items on a limited basis; that the existing bakery operation will not be expanded in any way by the proposed wholesaling activity; that the wholesaling of bakery items on a limited basis 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 wholesaling as an accessory use only in conjunction with an existing retail bakery in a one-story brick multi-store building, on premises at 4904 N. Pulaski Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: True Faith P.B. Church
 APPEARANCES FOR: Sam S. Melnick
 APPEARANCES AGAINST:

CAL. NO. 398-85-S
 MAP NO. 1-L
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 4855-59 W. Chicago Avenue
 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, True Faith P.B. Church, for First National Bank of Chicago, Tr. #7938, owner, on November 6, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 4855-59 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, §8.3-4, §8.8-8."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-1 Restricted Service District; that on May 20, 1983 in Cal. No. 125-83-S, the Board denied approval of a special use application for the establishment of the applicant church in the building on the subject site; that no testimony was presented indicating that the establishment of a church at the site would not cause substantial injury to the value of other property in the neighborhood and, in fact, that by admission of the applicant's appraiser, such injury would occur; that the establishment of a church at this location is not compatible with the business character of W. Chicago Avenue; that no evidence was presented to cause the Board to alter its decision previously rendered on May 20, 1983 in Cal. No. 125-83-S; 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: Loyola University of Chicago

CAL. NO. 356-85-S

APPEARANCES FOR:

MAP NO. 17-G

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED-- 1052-54 W. Loyola Avenue

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

ACTION OF BOARD--

THE VOTE

Case continued to
May 16, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPLICANT: Love and Faith M.B. Church
 APPEARANCES FOR: Donald Solomon
 APPEARANCES AGAINST:

CAL. NO. 384-85-S
 MAP NO. 2-I
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED-- 2700 W. Harrison 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, Love and Faith M.B. Church, owner, on November 15, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R5 General Residence District, on premises at 2700 W. Harrison Street, to satisfy the parking requirements for a 252-seat church located at 512 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 1985 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the proposed parking lot is necessary for the public convenience at this location to satisfy the parking requirements for a 252-seat church located at 512 S. Washtenaw Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use is located directly south and across an alley from the applicant church and, with provision for landscaping, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2700 W. Harrison Street, to satisfy the parking requirements for a 252-seat church building located at 512 S. Washtenaw Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the

MINUTES OF MEETING

January 17, 1986

Cal. No. 384-85-S

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 strip of land 15 feet wide along the south lot line, excepting the portion used as a driveway, shall be landscaped with decorative shrubbery; that the lot shall be enclosed with a 6 feet 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 designated by striping; that lighting shall be provided; that ingress and egress shall be from W. Harrison Street; that the public alley 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 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 the resolution have been complied with.

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

APPLICANT: WSBC Broadcasting Co.

CAL. NO. 385-85-S

APPEARANCES FOR: Daniel Lee

MAP NO. 9-L

APPEARANCES AGAINST:

MINUTES OF MEETING

January 17, 1986

PREMISES AFFECTED— 4948 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, WSBC Broadcasting Co., owner, on October 21, 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 C1-1 Restricted Commercial District, on premises at 4948 W. Belmont Avenue, to satisfy the parking requirements for a proposed one-story 40 feet by 60 feet addition to the rear of a one-story radio broadcasting building located at 4949 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.8-2, §9.4-1(1), §9.11-1 and §9.11-1(22)."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

WHEREAS, the district maps show that the premises are located in a C1-1 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, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the proposed parking lot is necessary for the public convenience at this location to satisfy the parking requirements for a proposed one-story 40 feet by 60 feet addition to the rear of a one-story radio broadcasting building located at 4949 W. Belmont Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing commercial uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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

MINUTES OF MEETING

January 17, 1986

parking lot for the parking of private passenger automobiles, on premises at 4948 W. Belmont Avenue, to satisfy the parking requirements for a proposed one-story addition to a broadcasting building located at 4949 W. Belmont Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed with a 6 feet high chain link fence; that lighting shall be provided which shall be directed away from abutting residential property; that ingress and egress shall be from W. Belmont Avenue; that the alley shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three-foot straight flares on each approach; that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a 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.

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

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

CAL. NO. 389-85-S
 MAP NO. 13-J
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 5130 N. Kedzie Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
	Abstain	
x		
x		
x		

THE RESOLUTION:

WHEREAS, Rogers Radiocall, Inc., an Illinois Corporation, for North Park College and Theological Seminary, an Illinois not-for-profit corporation, owner, on November 15, 1985, filed and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the installation of 11 directional antennae and two microwave relay dishes on the roof of the seven-story North Park College building to be utilized as an integral component of a cellular mobile telephone system, in an R4 General Residence District, on premises at 5130 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4, §7.4-4."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on November 25, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an an R4 General Residence District; that on January 20, 1984, the Board approved the erection of four 10-foot high sending and receiving antennae and one microwave relay dish to be used for telephone communications, on the roof of a seven-story building on the North Park College campus, on premises at 5130 N. Kedzie Avenue; that the record of the previous case, Cal. No. 8-84-S, is made part of the record in this case; that the proposed use is necessary for the public convenience at this location to provide additional communication services as part of a growing cellular mobile telephone communications system; that the public health, safety and welfare will be adequately protected in the proposed use which will be erected and operated in compliance with the regulations of the Federal Communications Commission; that the proposed antennae and relay dishes will not cause substantial injury to the value of other property in the neighborhood in that the antennae and relay dishes will be located on the roof of the subject building and will hardly be discernible; it is therefore

MINUTES OF MEETING

January 17, 1986

Cal. No. 389-85-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the installation of 11 directional antennae and two microwave relay dishes on the roof of the seven-story North Park College building to be utilized as an integral component of a cellular mobile telephone system, on premises at 5130 N. Kedzie Avenue, upon condition that the antennae and relay dishes shall be serviced and maintained in a manner to preclude any problems of interference with other public transmissions; that the proposed antennae and relay dishes shall be erected and operated in compliance with the regulations of the Federal Communications Commission; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Systems Control, Inc.

CAL. NO. 402-85-S

APPEARANCES FOR:

MAP NO. 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING
January 17, 1986

PREMISES AFFECTED— 2130-2206 N. Natchez Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
February 28, 1986.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

CAL. NO. 359-85-S
 MAP NO. 22-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 9215 S. Ashland Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Holy Trinity Pentecostal Church, an Illinois Not-for-Profit Corporation, owner, on September 13, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a C2-2 General Commercial District, on premises at 9215 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on October 28, 1985; and

WHEREAS, the district maps show that the premises are located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that the establishment of a church at this location would cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the commercial nature of S. Ashland Avenue; that the subject site is located within 200 feet of a motor vehicle salesroom, which is a permitted use under the C2-2 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 testimony of the applicant acknowledged existing legal commercial uses in the block that could be jeopardized by the establishment of a church at the subject site; that the proposed use is not in the public interest and would have a deleterious effect upon the existing commercial and business establishments in this block of S. Ashland Avenue and would deter commercial development in the area; it is therefore

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

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

APPLICANT: Laura Sampson **CAL. NO.** 365-85-S
APPEARANCES FOR: Robert Kenny **MAP NO.** 3-F
APPEARANCES AGAINST: Burton F. Natarus et al. **MINUTES OF MEETING**
January 17, 1986
PREMISES AFFECTED— 1410 and 1406 N. Orleans Street and 332 W. Schiller Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

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

THE RESOLUTION:

WHEREAS, Laura Sampson, for American National Bank & Trust Co., Tr. #56054, owner, on October 17, 1985, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 25 feet by 180:25 feet addition to the north side of a one-story brick building, to be used as a horse stable area for an existing riding academy, in a C1-3 Restricted Commercial District, on premises at 1410 and 1406 N. Orleans Street and 332 W. Schiller Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §9.4-1(7), §9.4-1(8), §9.11-1(30) and §9.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986 after due notice thereof by publication in the Chicago Tribune on October 28, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that on July 15, 1983 the Board approved a special use application, Cal. No. 199-83-S, for the establishment of a riding academy in a one-story brick building on the subject site, upon condition that the premises be used as a riding academy only and not as a boarding stable from which horses are taken via city streets to bridal paths at other locations; that on June 14, 1982, the Board approved a special use application, Cal. No. 148-82-S, for the establishment of a horse carriage business at 1408 N. Orleans Street; that on April 19, 1985, the Board denied a special use application, Cal. No. 99-85-S, for approval of the erection of a one-story 25 feet by 204 feet addition to the north side of a two-story brick building for the stabling of horses used in connection with a proposed horse drawn carriage business to be operated in conjunction with an existing riding academy on the subject site; that the applicant proposes to erect a one-story 25 feet by 180 feet addition to the north side of the existing building on the subject site for the purpose of relocating existing horse stalls and storage area; that the existing riding academy arena measures 52 feet by 125 feet and

MINUTES OF MEETING

January 17, 1986

Cal. No. 365-85-S

that it is proposed to enlarge the riding arena to 70 feet by 130 feet to provide a larger facility for jumping and dressage riding; that there are currently 24 horses stabled at the subject site; that the applicant proposes to stable a maximum of 45 horses at the subject site .

Motion was made by Acting Chairman Cullen that the application for the expansion of the previously approved special use, Cal. No. 199-83-S, be denied for the following reasons: that no proof was presented to indicate that the proposed addition to be used as a horse stable for the existing riding academy is necessary for the public convenience at this location; that the stabling of potentially 21 additional horses reaching a maximum of 45 horses within a block that presently contains previously approved stable facilities for a riding academy and a horse carriage business would continue to overburden this 1400 N. Orleans Street block with such uses and would be detrimental to the public health, safety and welfare; that the subject site is located in a viable commercial area which abuts a developing residential area and that the proposed use would cause substantial injury to the value of other property in the area and is not in the public interest. Member Howlett concurred. Member Keene voted that he would approve the application as presented. Chairman Guthman abstained. Be it further

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: Kevin J. Rielley
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL. NO. 363-85-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED-- 1925 N. Maud 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, Kevin J. Rielley, for Aetna Bank, Tr. 3101983, owner, on October 18, 1985, filed and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story five-dwelling unit building with no northwesterly side yard instead of 7.2 feet and whose southeasterly side yard will be 4 feet instead of 7.2 feet, and to permit the erection of two 20 feet by 30 feet three-car garages located within the required front and side yards, on premises at 1925 N. Maud Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-5, 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 January 17, 1986 after due notice thereof by publication in the Chicago Tribune on October 28, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to erect a three-story five-dwelling unit building with 12 off-street parking spaces and two 20 feet by 30 feet three-car garages located within the required front and side yards; that an application for a special use, Cal. No. 30-86-S, has been filed for the approval of the use of seven of the 12 parking spaces by the tenants of the adjacent building at 1920 N. Seminary Avenue; 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 irregular shape of the subject lot necessitates the requested front and side yard variations to erect the desired development; that the plight of the owner is due to the desire of the developer to provide seven off-street parking spaces for the residences of the adjacent building at 1920 N. Seminary Avenue; that the variation,

MINUTES OF MEETING

January 17, 1986

Cal. No. 363-85-Z

if granted, and with provision of a decorative screening gate across the N. Maud Avenue driveway, will not alter the essential character of the locality in that the buildings to the north and south of the subject site do not conform to the 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 ordinance and that a variation be and it hereby is granted to permit the erection of a three-story five-dwelling unit building with no northwesterly side yard instead of 7.2 feet and whose southeasterly side yard will be 4 feet instead of 7.2 feet, and to permit the erection of two 20 feet by 30 feet three-car garages located within the required front and side yards, on premises at 1925 N. Maud, upon condition that a decorative screening gate shall be provided across the N. Maud Avenue driveway; 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: Kevin J. Rielley
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL. NO. 30-86-S
 MAP NO. 5-G
 MINUTES OF MEETING
 January 17, 1986

PREMISES AFFECTED— 1925 N. Maud Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kevin J. Rielley, for Aetna Bank, Tr. #101983, owner, on November 25, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the utilization of 7 of the 12 garage parking spaces proposed in the construction of a five-dwelling unit building, in an R4 General Residence District, on premises at 1925 N. Maud Avenue, as off-site parking for the tenants of the adjacent seven-apartment building at 1920 N. Seminary Avenue (1919 N. Maud Avenue); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §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 January 17, 1986 after due notice thereof by publication in the Chicago Tribune on December 26, 1985; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on January 17, 1986, in Cal. No. 363-85-Z, the Board approved the erection of a three-story five-dwelling unit building on the subject site with no northwesterly side yard instead of 7.2 feet and whose southeasterly side yard will be four feet instead of 7.2 feet, and permitting the erection of two 20 feet by 30 feet three-car garages located within the required front and side yards; that the applicant proposes to provide off-street parking, in addition to that required for the five dwelling unit building approved in Cal. No. 363-85-Z, for a multi-family residential building adjacent to the said five-dwelling unit building and located at 1919 N. Maud Avenue and 1920 N. Seminary Avenue; that the residential building at 1919 N. Maud Avenue and 1920 N. Seminary Avenue was originally constructed in the late 1890's and exists as a legal non-conforming use with no off-street parking required under the zoning ordinance; that the proposed use is necessary for the public convenience at this location to reduce congestion in the neighborhood by eliminating the need for the residents of this historic building to park on the surrounding streets; that the public health, safety,

MINUTES OF MEETING

January 17, 1986

Cal. No. 30-86-S

and welfare will be adequately protected in the design, location and operation of the proposed use; and that the proposed use, by virtue of providing necessary off-street parking for the existing residential building, will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the utilization of seven of the 12 garage parking spaces proposed in the construction of a five-dwelling unit building, on premises at 1925 N. Maud Avenue, as off-site parking for the tenants of the adjacent seven apartment building at 1920 N. Seminary Avenue and 1919 N. Maud Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that access to the proposed off-site parking shall be guaranteed to the residents of the building at 1920 N. Seminary Avenue and 1919 N. Maud Street by means of a perpetual easement.

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

APPLICANT: Tara Steinschneider
APPEARANCES FOR: Tara Steinschneider
APPEARANCES AGAINST:

CAL. NO. 407-85-A
MAP NO. 3-H
MINUTES OF MEETING
December 13, 1985

PREMISES AFFECTED— 1301 N. Hoyne Avenue

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

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

THE RESOLUTION:

WHEREAS, Tara Steinschneider, for E.R. Steinschneider, owner, on November 15, 1985, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a three-story brick 26-unit rooming house into six dwelling units, in an R4 General Residence District, on premises at 1301 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 14, 1985 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-4, §7.12-2(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that City records indicate that the building on the subject site was originally constructed and occupied as a three-dwelling unit building and also contained furnished rooms prior to the year 1962; that at some time the building was converted to a 26-unit rooming house; that the conversion of the subject building to six dwelling units is a reduction in the intensity of use at the site and is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a three-story brick 26-unit rooming house into six dwelling units with no off-street parking required, on premises at 1301 N. Hoyne 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.

MINUTES OF MEETING

January 17, 1986
Cal. No. 200-85-A

Mr. James Perkins, for Frances Fialka, owner, presented a request to refile 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, on premises at 5301 S. Wolcott Avenue, which appeal was denied by the Board of June 14, 1985, in Cal. No. 200-85-A.

Mr. Perkins stated that there was a misunderstanding between the former tavern tenant and the owner of the subject premises, Frances Fialka, and that the owner did not realize that "the zone would automatically change if no license was purchased for that address. She also stated that she never intended not to have a business at that location." The request is made for a rehearing of the issues.

Chairman Guthman moved that the appellant be permitted to file a new appeal. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 17, 1986

Cal. No. 199-80-Z

Mr. Hugh Gilgunn presented a request for an extension of time in which to erect a two-story brick two-dwelling unit building whose side yards will be 4.5 instead of 5 feet and on a lot whose area is 3607 instead of 3750 square feet, on premises at 2621 W. Winona Avenue, which variation was granted on August 22, 1980 in Cal. No. 199-80-Z.

Mr. Gilgunn stated that the deep economic recession that the economy was in at that time and the personal setback of a heart attack in 1983 prevented him from starting the construction of the two-dwelling unit building. The request is made for an extension of time in which to obtain building permits.

Chairman Guthman moved that Mr. Gilgunn has the right to file a new variation application and that due to the inordinate lapse of time the request for an extension of time be denied. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 17, 1986
Cal. No. 9-85-Z

Mr. Jerome H. Torshen, for Chicago City Day School, presented a request for an extension of time in which to obtain necessary building permits for the erection of a three-story approximately 100 feet by 110 feet addition containing educational facilities, cafeteria, gymnasium, pool and auditorium to the southwest side of a three-story private elementary school building, with no west side yard instead of 20 feet, with no rear yard instead of 30 feet and which will exceed the permitted floor area ratio, on premises at 533-41 W. Hawthorne Place, which variations were granted on January 18, 1985, in Cal.No. 9-85-Z.

Mr. Torshen stated that the action of the Board was challenged by an administrative review proceeding, 85 CH 02062. On September 11, 1985, the Circuit Court of Cook County, pursuant to order of the Honorable George A. Higgins, dismissed the said proceeding and entered judgement in favor of the Chicago City Day School and the Board, thus sustaining the action of the Board. The school, thereafter, waited for further court action by way of review by the Appellant Court. No notice of appeal was filed nor was other action taken by the plaintiffs, thus, the litigation was finally terminated.

Mr. Torshen stated further that because of the pendency of the litigation, the school could not proceed in accord with the variations granted by the Board on January 18, 1985 and now requests that an extension of time be granted subsequent to the date of the order of the Circuit Court, September 11, 1986.

Chairman Guthman moved that the request for an extension of time be granted and that the time to secure necessary permits to erect the aforesaid addition be extended to September 11, 1986. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

January 17, 1986

Cal. No. 230-85-Z

Ms. Maureen Connors, for Belmont Community Hospital, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 19, 1985 in Cal. No. 230-85-Z and amended on December 13, 1985, which granted a variation for the erection of an approximately 110 feet by 114 feet two-story addition to the east side and an approximately 40 feet by 118 feet second-story addition above the one-story portion of a one and six-story hospital building, whose south front yard will be 4.25 feet instead of 15 feet, with no north rear yard instead of 30 feet, and whose total floor area will exceed the allowable floor area ratio, on premises at 4024-58 W. Melrose Street.

The amendment requested is to permit a 5 feet by 40 feet two-story enclosed stairwell addition to the front of the existing one-story and proposed 2nd-story portion of the subject hospital building, with no south front yard instead of the previously approved 5 feet front yard. Ms. Connors states the reason for the request is that the extension of the presently existing stairwell would demand total relocation of the existing lobby area and major reconstruction of the entire project and that the proposed stairwell change is required due to the new second floor construction.

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

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

MINUTES OF MEETING

January 17, 1986

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on February 28, 1986.

Marian Rest
Secretary