

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 20, 1986  
at 9:00 A.M., 11:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

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

MINUTES OF MEETING

June 20, 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 May 18, 1986 and the special meeting held on June 19, 1986 (as submitted by the Secretary) as the minutes of said meetings.

The motion prevailed by yeas and nays as follows:

Yeas - Guthman, Cullen, Howlett, Keane and Kennon. Absent- None.

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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: Chicago Transit Authority, a municipal corporation

CAL. NO. 141-86-S

APPEARANCES FOR: Merritt R. Kotin

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 20, 1986

PREMISES AFFECTED— 125-27 N. Desplaines Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Chicago Transit Authority, a municipal corporation, owner, on April 1, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an electric substation building, in a C3-5 Commercial-Manufacturing District, on premises at 125-27 N. Desplaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 5, 1986 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, §9.3.3, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is improved with an electric substation facility that converts alternating current to direct current to power rapid transit trains; that it is proposed to replace the existing obsolete facility with new modern equipment; that the proposed electric substation facility is necessary for the public convenience at this location in order to insure reliable service on the Lake-Dan Ryan rapid transit service; that the proposed use is so designed and will be operated in a manner to insure that the public health, safety and welfare will be adequately protected; and that the proposed use, which is the replacement of an obsolete facility, will be compatible with the existing 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 erection of an electric substation building, on premises at 125-27 N. Desplaines Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Chicago Transit Authority, a municipal corporation  
 APPEARANCES FOR: Merritt R. Kotin  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 3365 W. Lawrence Avenue (Rear—approx. 650' south)  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 142-86-S  
 MAP NO. 11-J  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Chicago Transit Authority, a municipal corporation, owner, on April 23, 1986, filed an application for a special use under the zoning ordinance, for the approval of the location and the erection of an electric substation building, in a B5-2 General Service District, on premises at 3365 W. Lawrence Avenue (Rear—approx. 650' south); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 25, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the subject site is the Kimball rapid transit yard; that the applicant proposes to erect an electric substation facility to convert alternating current to direct current; that the proposed electric substation facility is necessary for the public convenience at this location to provide an additional power source for the Ravenswood rapid transit service; that the proposed use is a silent, self-contained improvement and is so designed and proposed to be operated in a manner that the public health, safety and welfare will be adequately protected; that the proposed facility will serve as a buffer between the Kimball rapid transit yard turn-around tracks and an abutting residential district and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an electric substation building, on premises at 3365 W. Lawrence Avenue (Rear—approx. 650 ft. south), 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: Robert G. Thomas

CAL. NO. 143-86-Z

APPEARANCES FOR:

MAP NO. 15-O

APPEARANCES AGAINST:

MINUTES OF MEETING

June 20, 1986

PREMISES AFFECTED— 6104 N. Ozark Avenue

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

ACTION OF BOARD—

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Provident Apostolic Church  
APPEARANCES FOR:  
APPEARANCES AGAINST:  
PREMISES AFFECTED— 7810-14 S. Ashland Avenue  
SUBJECT— Application for the approval of a special use.

CAL. NO. 144-86-S  
MAP NO. 18-H  
MINUTES OF MEETING  
June 20, 1986

ACTION OF BOARD—

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

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

APPLICANT: Provident Apostolic Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 7740-42 S. Ashland Avenue

SUBJECT— Application for the approval of a special use.

CAL. NO. 145-86-S

MAP NO. 18-H

MINUTES OF MEETING  
June 20, 1986

ACTION OF BOARD—

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Stuart Abelson  
 APPEARANCES FOR: Leslie J. Kipnis  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 2461 N. Geneva Terrace  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 146-86-Z  
 MAP NO. 7-F  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Stuart Abelson, owner, on May 2, 1986, filed an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a 2nd story addition to the rear of a one and two-story brick and frame single family residence, with no rear yard instead of 30 feet, on premises at 2461 N. Geneva Terrace; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 19, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R6 General Residence District; that the subject site is improved with a one and two-story brick and frame single family residence built in the rear yard prior to the passage of the 1923 zoning ordinance; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional living space to make the structure more habitable for the occupants; that the plight of the owner is due to unique circumstances in that the existing structure was erected prior to the passage of the zoning ordinance requiring rear yards and that the applicant desires to follow the existing building lines; and that the variation, if granted, will be compatible with the existing residential improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred 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 2nd story addition to the rear of a one and two-story brick and frame single family residence, with no rear yard instead of 30 feet, on premises at 2461 N. Geneva Terrace, 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: Martin McGarry  
 APPEARANCES FOR: William J. Hennessey  
 APPEARANCES AGAINST:

CAL. NO. 147-86-Z  
 MAP NO. 12-J  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 3415, 3417 and 3419 W. 51st Street  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Martin McGarry, owner, on May 9, 1986, filed an application for a variation of the zoning ordinance to permit, in a C1-1 Restricted Commercial district, the erection of three 3-story store and two dwelling unit buildings on lots whose areas are 3,125 instead of 3,300 square feet, on premises at 3415, 3417 and 3419 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1986 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, §8.6-1(1), §9.6-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; 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 subject properties are three contiguous vacant lots, each measuring 25 feet by 125 feet with lot areas of 3,125 square feet each; that the applicant proposes to erect three 3-story buildings on the lots, each containing a store on the first floor and two dwelling units above; that each structure will be set back 25 feet from the front lot lines and 2.5 feet from each side lot line, each with provision for three on-site parking spaces; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed project cannot be developed economically without the requested variations; that the plight of the owner is due to unique circumstances in that each lot lacks only 175 square feet in the area required for two dwelling units; and that the variations, if granted, will not alter the essential character of the locality in that the proposed development will be compatible with the mixed commercial and residential improvements in the area; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of three 3-story store and two dwelling unit buildings on lots whose areas are 3,125 instead of 3,300 square feet, on premises at 3415, 3417 and 3419 W. 51st Street, upon condition that each building provides a 25 foot front yard and 2.5 feet side yards; 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: Richard Sova and Ronald Shipka, Contract Purchasers  
 APPEARANCES FOR: Bernard I. Citron  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 1030 W. Wrightwood Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 148-86-Z  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Richard Sova and Ronald Shipka, Contract Purchasers, on April 24, 1986, filed an application for a variation of the zoning ordinance to permit, partly in a C1-1 Restricted Commercial District and partly in an R4 General Residence District (proposed R5 General Residence District), the erection of a three-story 14 dwelling unit townhouse building on an irregularly shaped lot, whose front yard will be 10 feet instead of 15 feet, with no west side yard instead of 12.3 feet, and with no rear yard instead of 30 feet, on premises at 1030 W. Wrightwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1986 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District and an R4 General Residence (proposed 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 on June 6, 1986, the subject site was rezoned by the City Council from C1-1 and R4 to R5 General Residence for the purpose of the proposed townhouse development; that the applicant proposes to construct a three-story 14 dwelling unit townhouse development on a 123 feet by 125 feet irregular shaped lot; that the height of the building will be no more than 36 feet with a 10 feet high staircase on the roof for access and the west building wall line will be 6 feet east of the west lot line, with only a 6 feet by 8 feet covered entryway situated on the west lot line; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed townhouse development cannot be constructed as designed without the requested variations due to the irregular shape of the subject lot; that the plight of the owner is due to the proposed townhouse building's configuration on the irregular shaped lot and the desire to provide an interior courtyard for off-street parking for the residents

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of the development; and that the variations, if granted, will not alter the essential character of the locality in that the proposed townhouse development will be compatible with the existing improvements in the area, many of which do not comply with the 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 14 dwelling unit townhouse building not to exceed 36 feet in height with a 10 feet high staircase on the roof for access, on an irregularly shaped lot, whose front yard will be 10 feet instead of 15 feet, with a 6 feet west side yard except for the 6 feet by 8 feet covered entryway, which may be situated on the west lot line for only that portion of the site indicated on the plans, and with no rear yard instead of 30 feet, on premises at 1030 W. Wrightwood Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Bernard Citron - Schain, Firsel & Brown, Ltd.

CAL. NO. 149-86-S

APPEARANCES FOR:

MAP NO. 7-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 10, 1986

PREMISES AFFECTED— 3433 W. Belmont Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Congregation Chesed L'Avrohom Nachlas David  
 APPEARANCES FOR: Steven H. Cohen  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 3135 W. Devon Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 150-86-S  
 MAP NO. 15-I  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Congregation Chesed L'Avrohom Nachlas David, owner, on May 6, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story synagogue, in a B4-2 Restricted Service District, on premises at 3135 W. Devon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 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 on May 22, 1962 the Board denied a special use application for the approval of the location and the establishment of a church in an existing one-story brick store building on the subject site, in Cal. No. 206-62-S; that on October 8, 1962 the decision of the Board was reversed by the Circuit Court of Cook County; that the property was subsequently purchased by the applicant; that the applicant proposes to erect a new synagogue building on the subject site because the existing structure no longer meets the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed synagogue which will continue to provide needed services in the community; that adequate off-street parking will be provided, notwithstanding the fact that the orthodox religious practices of the congregation are such that members are not permitted to use vehicular transportation to services on the Sabbath or holidays; and that the proposed synagogue is a continuation of the existing use at the subject site and will enhance the neighborhood and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story synagogue, on premises at 3135 W. Devon 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: Ralph L. Brunke  
 APPEARANCES FOR: Ralph L. Brunke  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 6849-51 W. Belmont Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 151-86-S  
 MAP NO. 7-N  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Ralph L. Brunke, for American National Bank & Trust Company of Chicago, Tr. #62793, owner, on May 2, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 6849-51 W. Belmont Avenue, for the use of a savings and loan located at 6840 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 1986 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, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 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 the proposed use is necessary for the public convenience at this location to provide off-street parking for employees of a savings and loan at 6840 W. Belmont Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot will be compatible with the existing business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 6849-51 W. Belmont Avenue, for the use of a savings and loan located at 6840 W. Belmont 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 lot shall be used solely for the parking of employee only private

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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 30 inch high corrugated steel bumper guard; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be from W. Belmont Avenue; that the public alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with all applicable ordinances; that the hours of operation of the proposed parking lot shall be limited to the hours of operation of the savings and loan at 6840 W. Belmont Avenue; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution shall have been complied with.

APPLICANT: Young Men's Christian Association of Metropolitan Chicago  
 APPEARANCES FOR: Mercedes A. Laing  
 APPEARANCES AGAINST:

CAL. NO. 152-86-S  
 MAP NO. 2-J  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 3210 W. Arthington Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
	Abstain	
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, the Young Men's Christian Association of Metropolitan Chicago, for the Board of Trustees of the Young Men's Christian Association of Metropolitan Church, owners, on May 13, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a work release center (penal and correctional institution) in a five-story brick building, in a B4-3 Restricted Service District, on premises at 3210 W. Arthington Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1986 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 June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 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 Service District; that the subject site is improved with the Sears Roebuck YMCA; that a work release center has existed in a portion of the YMCA building since 1981; that the existing work release center has been operated since 1983 at the subject site as the Crossroads Community Center by the Safer Foundation; that the Crossroads Community Center is a resident program providing counselling, work programs and education for males who are primarily first time offenders and who are scheduled for parole; that residents of the facility are carefully screened by the Illinois Department of Corrections before entering the facility to insure that each will benefit from the programs and services offered; that the residents of the center are monitored 24 hours a day in a well controlled environment by a professional staff of 32 persons; that the proposed use is necessary for the public convenience at this location to continue the work of the Safer Foundation in the rehabilitation of individuals who have been determined to have the potential to re-enter society as productive individuals and to live and work within the strictures of society; that the public health, safety and welfare will be adequately protected in that the operations and programs of the work release center are closely monitored by the Illinois Department of Corrections and other city and state agencies; that the center is in direct radio

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contact at all times with law enforcement agencies; and that the proposed use, which is located in a portion of an existing YMCA building, is compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a work release center (penal and correctional institution), in a five-story brick building, on premises at 3210 W. Arthington Street, upon condition that the work release center shall comply with all rules and regulations established by the State of Illinois and the City of Chicago for the establishment and operation of a work release center and all other applicable ordinances of the City of Chicago before a permit is issued.

APPLICANT: Trinity All Nations Church  
 APPEARANCES FOR: Herbert M. Levin  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 9600-20 S. Vincennes Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 153-86-S  
 MAP NO. 24-G  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Trinity All Nations Church, for Marquette National Bank, Tr. #4861, owner, on May 6, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 525-seat church building, in a C1-1 Restricted Commercial District, on premises at 9600-20 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1986 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, §9.3-1B, §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; 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 C1-1 Restricted Commercial District; that the applicant proposes to erect a one-story 525-seat church at the subject site which is presently vacant land; that the lease on the applicant's present location at 10429 S. Michigan Avenue expires within a year; that the proposed use is necessary at this location to continue to meet the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will comply with all applicable building code regulations and will provide adequate off-street parking on the site to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the predominately residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 525-seat church building, on premises at 9600-20 S. Vincennes Avenue, upon condition that the parking areas to the west and south of the proposed church structure shall be improved with a compacted macadam base, at least less than four inches thick and surfaced with asphaltic concrete or some comparable all-weather dustless material properly graded to drain to a sewer or sewers located within the

MINUTES OF MEETING

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lot which shall be connected by drainage tiles to an established City of Chicago sewer; that a six foot high chain link fence shall be erected on the west and south property lines; that the parking spaces shall be striped; that lighting shall be provided; that ingress and egress shall be from driveways on S. Vincennes Avenue and W. 96th Street; that the abutting alley shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with all applicable ordinances; that the parking areas shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Trinity All Nations Church  
 APPEARANCES FOR: Herbert M. Levin  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 9600-20 S. Vincennes Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

CAL. NO. 154-86-Z  
 MAP NO. 24-G  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Trinity All Nations Church, for Marquette National Bank, Tr. #4861, owner, on May 6, 1986, filed an application for a variation of the zoning ordinance to permit, in a C1-1 Restricted Commercial District, the erection of a 525-seat church building, with on-site parking for 35 instead of 44 automobiles, on premises at 9600-20 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 2, 1986 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, §9.3-1B. §9.11-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; 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 Board on June 20, 1986, in Calender No. 153-86-S, approved the erection of a one-story 525-seat church building at the subject site; that parking space for 35 automobiles will be provided on-site, abutting the proposed church building to the west and south; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to provide the required 44 on-site parking spaces would reduce the portion of the lot needed to erect a viable, functioning church building; that the plight of the owner is due to the configuration of the proposed church building on the subject lot; and that the variation, if granted, will not materially affect off-street parking in the area or alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 525-seat church building, with on-site parking for 35 instead of 44 automobiles, on premises at 9600-20 S. Vincennes Avenue.

APPLICANT: Jea, Incorporated

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 215 E. Cermak Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to  
July 18, 1986.

CAL. NO. 155-86-S

MAP NO. 6-E

MINUTES OF MEETING  
June 20, 1986

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Bernard Citron - Schain, Firsel & Brown, Ltd. CAL. NO. 156-86-Z  
 APPEARANCES FOR: Bernard Citron MAP NO. 17-M  
 APPEARANCES AGAINST: Larry Abramovitz, et al. MINUTES OF MEETING  
 June 20, 1986  
 PREMISES AFFECTED— 6805 N. Mendota Avenue  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Bernard Citron - Schain, Firsel & Brown, Ltd., for George and Helen Mitchell, owners, on May 5, 1986, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a two-story 24 feet by 37 feet addition to the northeast side of a two-story brick single family residence, whose east side yard will be 1.83 feet instead of 5 feet and whose southeast rear yard will be 7.5 feet instead of 30 feet, on premises at 6805 N. Mendota Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 5, 1986 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, §7.8-1, §7.9-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

WHEREAS, the district maps show that the premises are located in an R1 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R1 Single Family Residence District; that the subject site is an irregularly shaped lot of approximately 5,000 square feet, improved with a two-story single family residence; that the applicant proposes to erect an approximately 24 feet by 37 feet two-story addition to the northeast side of the existing structure; that said addition will consist of a garage and extended kitchen/family room area on the first floor and a bedroom and bathroom on the second floor; that the existing residential building is located in approximately the center of the lot, with 19.96 feet frontage, 25.52 feet from the west property line at its narrowest point, and approximately 13.13 feet from the south rear property line at its narrowest point; that the foot print of the existing single family structure is approximately 650 square feet and the foot print of the proposed addition is approximately 800 square feet; that the ground coverage of the proposed two-story addition to the northeast of the existing building is greater than the ground coverage of the existing residential building and is designed and so situated on the lot as to constitute an overbuilding of the site; and that the requested variations, if granted, would be inconsistent with improvements

MINUTES OF MEETING

June 20, 1986

Cal. No. 156-86-Z

in the area and would alter the essential character of the locality; it is therefore

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

APPLICANT: Yale Weisman

CAL. NO. 157-86-A

APPEARANCES FOR:

MAP NO. 4-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 20, 1986

PREMISES AFFECTED-- 1701-23 S. Dearborn Street

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

ACTION OF BOARD--

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Rafael Tostado  
 APPEARANCES FOR: Rafael Tostado  
 APPEARANCES AGAINST:

CAL. NO. 158-86-A  
 MAP NO. 22-A  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 8707 S. Buffalo Avenue

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS. Rafael Tostado, owner, on May 7, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage at the rear of a one-story dwelling, in an R3 General Residence District, on premises at 8707 S. Buffalo Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 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 City of Chicago records show that the subject site has had residential zoning since the passage of the 1942 comprehensive amendment to the zoning ordinance; that the one-story brick garage at the rear of the lot was built five years ago; that at no time since 1942 could a business have been legally established at the subject site; that the Board has no authority to permit the establishment of a commercial use in a residential 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: Fakhher Bustami  
 APPEARANCES FOR: Fakhher Bustami  
 APPEARANCES AGAINST:

CAL. NO. 159-86-A  
 MAP NO. 18-H  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 7311 S. Western Avenue

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Fakhher Bustami, for Ronald L. Moe, owner, on April 22, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a used car sales lot in conjunction with a non-conforming motor vehicle repair business in a one-story brick garage building, in a B2-2 Restricted Retail District, on premises at 7311 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 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 the applicant proposes to establish a used car sales lot to be operated in conjunction with the existing non-conforming motor vehicle repair business at the subject site; that the appellant contends that the proposed use car sales lot is an accessory use to the existing motor vehicle repair business; that the Board finds that the proposed use is a more intensive use of the subject site than the existing non-conforming motor vehicle repair business and is an expansion of a non-conforming use at the site and cannot be considered an accessory use; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: H. Otto Stangenes, Architect  
 APPEARANCES FOR: H. Otto Stangenes  
 APPEARANCES AGAINST:

CAL. NO. 160-86-A  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 1451 W. Belmont Avenue

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, H. Otto Stangenes, Architect, for Ray and Chris Hallowell, owners, on May 14, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a one-story 11 feet by 20.5 feet addition to the front and dormers on the 2nd floor of a one-and-a-half story frame non-conforming residence situated on the rear of the lot, in a B5-2 General Service District, on premises at 1451 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 25, 1986, reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §5.7-5(3), §7.8-4, §8.3-5, §8.7-1, §8.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the one-and-a-half story frame residence situated on the rear of the subject lot has existed prior to the 1957 comprehensive amendment to the zoning ordinance and is non-conforming due to the pre-existing residential use on the first floor in the B5 District; that it is proposed to erect a one-story 11 feet by 20.51 feet addition to the front and dormers on the second floor of the existing non-conforming building on the subject site; that the Board finds that Article 6 of the zoning ordinance provides amortization schedules for the gradual elimination of those non-conforming uses which adversely affect the maintenance, development or use and taxable value of other property in the district in which they are located, but exempts lawfully established residential uses from said elimination schedules; that in this case the proposed additions to the subject site residential building does not violate the intent and purpose of zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office

MINUTES OF MEETING

June 20, 1986

Cal. No. 160-86-A

of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a one-story 11 feet by 20.5 feet addition to the front and dormers on the 2nd floor of a one-and-a-half story frame non-conforming residence situated at the rear of the lot, on premises at 1451 W. Belmont Avenue, upon condition that the building is brought into compliance with building code regulations; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Myles Demus  
 APPEARANCES FOR: Myles Demus  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED-- 616 E. 50th Street  
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 161-86-A  
 MAP NO. 12-E  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD--

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Myles Demus, for D & D Enterprises, owner, on April 25, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop and the sale of jewelry in a one-story brick multi-store building, in an R5 General Residence District, on premises at 616 E. 50th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 23, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986; 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 existing non-conforming one-story business building is occupied by business uses, including a tavern, a B4 use; that the appellant seeks to establish a barber shop including the sale of jewelry, B2 uses; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop and the sale of jewelry in a one-story brick multi-store building, on premises at 616 E. 50th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Tuesdays through Saturdays and 9 A.M. and 12 Noon, Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Ha Van Ho  
 APPEARANCES FOR: Denise M. Wilson, Ha Van Ho  
 APPEARANCES AGAINST:

CAL. NO. 162-86-A  
 MAP NO. 5-I  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 1900 N. Francisco Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Ha Van Ho, owner, on April 28, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a general contractor's office in a store on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 1900 N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 15, 1986 reads:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 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 non-conforming store in the building on the subject site has been occupied by business uses, the last use having been a social club; that the change of use to a general contractor's business office is a proper substitution of use under Section 6.4-7 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a general contractor's office in a store on the first floor of a three-story brick store and apartment building, on premises at 1900 N. Francisco Avenue, upon condition that the use of the subject store shall be for office use only and that there shall be no storage of materials or machinery on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 4:30 P.M., Mondays through Fridays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Assist, Inc. - Donald J. Ginter

CAL. NO. 134-86-A

APPEARANCES FOR:

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED-- 1910 W. Montrose Avenue

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

ACTION OF BOARD--

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Angie Shkundrich  
APPEARANCES FOR: None  
APPEARANCES AGAINST:  
PREMISES AFFECTED— 1829 W. Montrose Avenue

CAL. NO. 140-86-A  
MAP NO. 11-H  
MINUTES OF MEETING  
June 20, 1986

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

**ACTION OF BOARD—**

Case dismissed for want  
of prosecution.

**THE VOTE**

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Congregation Agudath Israel Warsaw Bikur Cholim  
 APPEARANCES FOR: Caren D. Thomas  
 APPEARANCES AGAINST: Michael J. Devine

CAL. NO. 123-86-A  
 MAP NO. 15-J  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 3541 W. Peterson Avenue

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

**ACTION OF BOARD—**

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

**THE VOTE**

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	Abstain		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
Lawrence E. Kennon	X		

**THE RESOLUTION:**

WHEREAS, Congregation Agudath Israel Warsaw Bikur Cholim, owner, on April 21, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a detached one-story 24 feet by 36 feet accessory building for mikvah ritual use at the rear of an existing synagogue thereby eliminating off-street parking spaces, in a B2-1 Restricted Retail District, on premises at 3541 W. Peterson Avenue, which parking spaces, it is alleged, are not necessary due to the orthodox beliefs of its members; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.11-1(4). §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that the subject site is improved with an existing Orthodox Jewish synagogue which has been located at the subject site since 1955; that the appellant proposes to construct behind the existing synagogue building a small detached 24 feet by 36 feet one-story accessory building to contain a small mikvah ritual bath to be used for ritual immersion in conjunction with Sabbath and holiday worship services; that the proposed addition will not occupy all of the existing rear yard of the site and that the appellant could provide up to three parking spaces on the site, but that because the synagogue's congregants are forbidden to use vehicular transportation on the Sabbath and holidays, the parking area is not necessary; 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 that 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 detached one-story 24 feet by 36 feet accessory building for mikvah ritual use at the rear of an existing synagogue thereby eliminating off-street parking spaces, on

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premises at 3541 W. Peterson Avenue, which parking spaces are not necessary due to the Orthodox beliefs of its members, upon condition that the appellant shall not lease out any available parking spaces remaining on the premises after the erection of the proposed mikvah building to congregants or other parties; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Hassan Haleem  
 APPEARANCES FOR: Hassan Haleem  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 1752 W. 65th Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 163-86-A  
 MAP NO. 16-H  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Hassan Haleem, for Dedrick Gordon, owner, on April 29, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant and school supply store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1752 W. 65th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 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 on June 4, 1982, in Calendar No. 156-82-A, the Board sustained an appeal permitting the establishment of a restaurant and school supply store in the store in the building on the subject site; that the said use never opened for business; that in the interim period the subject site was occupied as a newspaper distributing office; that the appellant seeks to establish a grocery and school supply store in the non-conforming store on the subject site; that the change of use to a grocery and school supply store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery and school supply store on the first floor of a two-story brick store and apartment building, on premises at 1752 W. 65th Street, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M.. Mondays through Saturdays. That there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Anisi Wafer Co., Inc.

CAL. NO. 164-86-A

APPEARANCES FOR: Karen Anisi

MAP NO. 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED— 5936 W. Roosevelt Road

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

**ACTION OF BOARD—**

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

**THE VOTE**

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, Anisi Wafer Co., Inc., for Island Apartments (Barry Reggi), owner, on May 8, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit wholesaling in conjunction with a retail bakery in a three-story brick multi-store and apartment building, in a B4-2 Restricted Service District, on premises at 5936 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 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 a three-story brick multi-store and apartment building occupied by a licensed retail bakery; that the appellant proposes to wholesale bakery items on a limited basis; that the existing retail 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 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 a retail bakery in a three-story brick multi-store and apartment building, on premises at 5936 W. Roosevelt 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: Alex Taly

CAL. NO. 165-86-A

APPEARANCES FOR:

MAP NO. 9-N

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED— 3733 N. Newland Avenue

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

ACTION OF BOARD—

Case continued to  
January 16, 1987.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Wendell McShan  
 APPEARANCES FOR: Wendell McShan  
 APPEARANCES AGAINST:

CAL. NO. 166-86-A  
 MAP NO. 28-E  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 324 E. 115th Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Wendell McShan, owner, on April 18, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a two-story brick building as an office and one dwelling unit on the 1st floor and ten sleeping rooms on the 2nd floor, in a B4-1 Restricted Service District, on premises at 324 E. 115th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4(1), §8.6-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 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 said use is located in a B4-1 Restricted Service District; that the building on the subject site has been occupied as an office and one dwelling unit on the first floor and ten sleeping rooms on the second floor since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance as indicated by an affidavit made by the former owner; that the appellant has a right to continue the occupancy of the building as an office and one dwelling unit on the first floor and ten sleeping rooms on the second floor, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the use of the two-story brick building, on premises at 324 E. 115th Street, as an office and one dwelling unit on the first floor and ten sleeping rooms on the second floor, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Timotei Stef  
 APPEARANCES FOR: Timotei Stef  
 APPEARANCES AGAINST:

CAL. NO. 167-86-A  
 MAP NO. 7-K  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 2561-67 N. Cicero Avenue and 4751-53 W. Wrightwood Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Timotei Stef, owner, on April 24, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize a dwelling unit on the 1st floor of a two-story brick residential building attached to a one-story brick multi-store building, in a C2-1 General Commercial District, on premises at 2561-67 N. Cicero Avenue and 4751-53 W. Wrightwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986; and

WHEREAS, the district maps show that the premises are located in a C2-1 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 said use is located in a C2-1 General Commercial District; that a dwelling unit has existed on the first floor of a non-conforming two-story brick residential building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the first floor of the subject two-story building as one dwelling 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 legalize a dwelling unit on the first floor of a two-story brick residential building attached to a one-story brick multi-store building, on premises at 2561-67 N. Cicero Avenue and 4751-53 W. Wrightwood 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 is issued.

APPLICANT: Mildred D. Schott  
 APPEARANCES FOR: Paul T. Wigoda  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 635-37 W. Barry Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 168-86-A  
 MAP NO. 7-F  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

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

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mildred D. Schott, owner, on May 13, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of 66 lodging rooms into 16 dwelling units and 18 efficiency units in a four-story brick building, in an R5 General Residence District, on premises at 635-37 W. Barry Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-5, §7.5(6); §7.12-2(9), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986; 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 on April 14, 1926, in Calendar No. 161-26-Z, the Board granted a variation permitting the erection of a three-story 43-apartment building on the subject site; that no off-street parking was required under the zoning ordinance at that time; that in intervening years the apartments in the building were converted to 66 lodging rooms; that the proposed conversion of 66 lodging rooms into 34 dwelling units with no off-street parking required is a proper substitution of use under Section 6.4-7 of the zoning ordinance, 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 permit the conversion of 66 lodging rooms into 16 dwelling units and 18 efficiency units, for a total of 34 units, in a four-story brick building, on premises at 635-37 W. Barry Avenue, with no off-street parking required, 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 ordinance 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: Jo Ann LaCassa

CAL. NO. 329-85-Z

APPEARANCES FOR:

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED— 1437 W. Flourney Street

SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Remand from the Circuit  
Court continued to  
August 15, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Douglas O. Kaulas  
 APPEARANCES FOR: Samuel T. Lawton, Jr., Douglas O. Kaulas  
 APPEARANCES AGAINST: Betty Fromm, et al.  
 PREMISES AFFECTED-- 1720 N. Sedgwick Street and 1721 N. Fern Court  
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

CAL. NO. 67-86-Z  
 MAP NO. 5-F  
 MINUTES OF MEETING  
 March 21, 1986 and  
 June 20, 1986

ACTION OF BOARD--

Variations granted.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
	X	
X		
X		
X		

THE RESOLUTION:

WHEREAS, Douglas O. Kaulas, for Douglas O. Kaulas and David W. Moeller, owners, on February 10, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the division of an improved zoning lot into two lots, with the N. Sedgwick lot retaining the existing two-story frame store and one apartment building with a rear yard of 2 instead of 30 feet and with no provision for one on-site parking space, and the N. Fern Court lot retaining the existing two-story brick garage and the erection of an attached two-story single family residence with no north side yard instead of 10 feet and no rear yard instead of 30 feet, on premises at 1720 N. Sedgwick Street and 1721 N. Fern Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 22, 1986 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically §7.8-5, §7.9-5, §7.12-1(9), §11.7-4(1), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on March 21, 1986 and June 20, 1986 after due notice thereof by publication in the Chicago Tribune on March 3, 1986; 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 subject site is a 25 feet by 144 feet improved zoning lot with two street frontages; that it is proposed to divide the said lot into two zoning lots, the Sedgwick lot to be 25 feet by 66 feet will contain 1,650 square feet and the Fern Court lot, 25 feet by 78 feet, will contain 1,958 square feet; that the Sedgwick frontage is improved with a two-story frame store and one apartment building and the Fern Court frontage is improved with a two-story brick garage; that the applicant proposes to renovate the existing two-story frame store and apartment building on the N. Sedgwick frontage and has agreed to enter into a recorded covenant which will provide that upon the termination of the existing lease the non-conforming store use will be eliminated and that the use of the structure will be limited thereafter to that of a single

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March 21, 1986 and June 20, 1986

Cal. No. 67-86-Z

family dwelling; that the applicant also proposes to retain and renovate the existing two-story brick garage on the Fern Court frontage into parking on the first floor and residential above and erect an attached two-story single family residence; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the dedication of Fern Court in 1970 created a through lot situation, thereby making it impossible to develop the lot as proposed without the requested variations; that the plight of the owner is due to the narrow 25 feet width of the lot and the landmark status imposed upon its improvement; that the variations, if granted, will not alter the essential character of the locality in that many of the lots in the subject block contain two principal structures and many structures built to their north lot lines, including the structures abutting the subject site; and that the proposed improvements will compliment the existing character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the division of an improved zoning lot into two lots, with the N. Sedgwick lot retaining the existing two-story frame store and one apartment building with a rear yard of 2 instead of 30 feet and with no provision for one on-site parking space, and the N. Fern Court lot retaining the existing two-story brick garage and the erection of an attached two-story single family residence with no north side yard instead of 2.5 feet and with no rear yard instead of 30 feet, premises at 1720 N. Sedgwick Street and 1721 N. Fern Court, upon condition that the proposed two-story addition on the Fern Court lot is set back 3 feet from the south lot line; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that at such time as the 1720 N. Sedgwick Street lot is duly recorded, the title shall be encumbered with a covenant which provides that upon the termination of the existing lease the non-conforming store use shall be eliminated and that the use of the structure shall be limited thereafter to that of a single family dwelling.

APPLICANT: Unity Tabernacle Church of God and Christ

CAL. NO. 34-86-S

APPEARANCES FOR:

MAP NO. 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED-- 6522 S. Ashland Avenue

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

ACTION OF BOARD--

Case continued to  
August 15, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Unity Tabernacle Church of God and Christ  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 35-86-Z  
MAP NO. 16-H  
MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED— 6522 S. Ashland Avenue

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

ACTION OF BOARD—

Case continued to  
August 15, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Thomas Guagliardo and John Guagliardo  
 APPEARANCES FOR: Thomas Sternik  
 APPEARANCES AGAINST:

CAL. NO. 95-86-Z  
 MAP NO. 17-H  
 MINUTES OF MEETING  
 June 20, 1986

PREMISES AFFECTED— 2154-58 W. Devon Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

THE RESOLUTION:

WHEREAS, Thomas Guagliardo and John Guagliardo, owners, on March 11, 1986, filed an application for a variation of the zoning ordinance to permit, in a B5-2 General Service District, the erection of an additional 2nd story dwelling unit above the one-story portion of a one and two-story brick store and five dwelling unit building, with a waiver of the one required parking space, on premises at 2154-58 W. Devon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 20, 1986 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, §8.11-1(7), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B5-2 General Service District; that the applicant proposes to erect an additional second story dwelling unit above the one-story portion of a one and two-story brick store and five dwelling unit building on the subject site with no provision for the one required parking space; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dwelling unit is necessary to make the existing building a viable economic structure; that the plight of the owner is due to the applicant's need to receive a reasonable return on the renovation work done on the structure; and that the waiver of one parking space will have a negligible effect in the community and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of an additional second story dwelling unit above the one-story portion of a one and two-story brick store and five dwelling unit building, with a waiver of the one required parking space, on premises at 2154-58 W. Devon 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: Reverend Jerry Smith  
 APPEARANCES FOR: LaMar Richardson  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED-- 3507-09 W. Chicago Avenue  
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 98-86-S  
 MAP NO. I-J  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD--

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Reverend Jerry Smith, owner, on March 7, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of an existing church in a two-story brick store, church and apartment building, in a B4-1 Restricted Service District, on premises at 3507-09 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 25, 1986 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 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 said use is located in a B4-1 Restricted Service District in an existing two-story brick store and apartment building on the subject site; that the said church has been located in the building on the subject site for the past 15 years; that the said 48-seat church is necessary at this location to continue to meet the needs of the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the said church which will comply with all applicable ordinances of the City of Chicago; and that the subject church will not have a negative impact on business improvements on the block 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 legalize an existing church in a two-story brick store and apartment building, on premises at 3507-09 W. Chicago Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Centers for New Horizons, Inc.  
 APPEARANCES FOR: Melvin Gaines  
 APPEARANCES AGAINST: Charles Johnson  
 PREMISES AFFECTED— 4818 S. Dr. Martin Luther King, Jr. Drive  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 103-86-S  
 MAP NO. 12-E  
 MINUTES OF MEETING  
 June 20, 1986

**ACTION OF BOARD—**

Application denied.

**THE VOTE**

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

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

**THE RESOLUTION:**

WHEREAS, Centers for New Horizons, Inc., for The Second Corporation, Inc., owner, on March 25, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of group homes on the 1st and 2nd floors of a three-story brick residential building, in an R5 General Residence District, on premises at 4818 S. Dr. Martin Luther King, Jr. Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 17, 1986 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, §7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on March 31, 1986; 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 subject site is located in the Grand Boulevard neighborhood of the City of Chicago and is improved with a three-story brick residential building; that it is proposed to establish a group home for eight children, ages 13 to 17 on the first floor and a similar group home for 8 children on the second floor, which homes will be supervised by live-in professional staff who will reside on the third floor of the subject building; that the clients served by the proposed group homes will be wards of the state and other victims of inadequate parenting; that the purpose of the proposed uses is to provide a family atmosphere in which the clients will receive individual supervised care and counselling; that group homes are licensed by the Illinois Department of Children and Family Services, which licensure limits the number of clients occupying a group to eight persons in a single setting; that the establishment of two group homes, each to house 8 persons, violates the underlying theory of the licensure requirements which limits a group to 8 persons in a single setting; that testimony presented indicates that there is substantial residential property rehabilitation activity in the Grand Boulevard area; that this historic neighborhood contains many churches, social service, community and welfare organizations; that the establishment of the proposed group homes will be an additional institutional use located in a residential area of the city already over-burdened with such uses and is

MINUTES OF MEETING

June 20, 1986

Cal. No. 103-86-S

not necessary for the public convenience at this subject location; that the public health, safety and welfare will not be adequately protected in the design and operation of the group homes as proposed by the applicant; and that the proposed uses would have an adverse effect on the rehabilitation efforts of the existing residential property owners and would cause substantial injury to the value of other property in the area; it is therefore

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

APPLICANT: Christian Women Consulting Service, Inc.  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST: Marian Humes, et al.  
 PREMISES AFFECTED— 7850 S. Chappel Avenue  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 69-86-S  
 MAP NO. 18-C  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Application denied.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Christian Women Consulting Service, Inc., for the Archdiocese of Chicago, owner, on February 19, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a transitional shelter facility for women and their children in a three-story brick church convent building, in an R4 General Residence District, on premises at 7850 S. Chappel Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1986 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 June 20, 1986 after due notice thereof by publication in the Chicago Tribune on March 3, 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 it is proposed to establish a transitional shelter facility for women and their children in a three-story brick building on the subject site formerly occupied as a convent; that the proposed shelter facility will be limited to a maximum of 50 beds; that the shelter will be open 24 hours a day and will provide counselling, education and homemaking programs for its clients; that professional security personnel will be on duty 24 hours a day; that clients will be referred to the facility by city agencies; that no clients with alcohol, drug or psychiatric problems will be accepted by the facility; that the projected budget for the first year of operation is \$450,000; that at the present time the applicant organization does not have city or other agency funding for the proposed facility; that testimony presented indicates that the only funding for the shelter at the present time is a pledge by a single donor from the private sector for funds for the first year of operation until funds from the city and state agencies are available; that the Board finds that the funding of the transitional shelter facility as stated is vague and does not constitute valid support for the establishment and operation of the shelter facility and its programs; it is therefore

MINUTES OF MEETING

June 20, 1986

Cal. No. 69-86-S

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

RESOLVED, that the Zoning Board of Appeals will consider the application for the establishment of a transitional home for women and their children in the brick three-story former convent building, on premises at 7850S. Chappel Avenue, with a waiver of the filing fee for said application, at such time as the applicant can document that proper and specific funding is available on a long-term basis for the operation of the proposed transitional shelter facility.

APPLICANT: Robert W. Thomas  
APPEARANCES FOR:  
APPEARANCES AGAINST:

CAL. NO. 94-86-Z  
MAP NO. 5-F  
MINUTES OF MEETING  
June 20, 1986

PREMISES AFFECTED— 2039 N. Mohawk Street

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

ACTION OF BOARD—

Case continued to  
July 18, 1986.

THE VOTE

Jack Guthman  
George J. Cullen  
Michael J. Howlett  
Thomas P. Keane  
Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPLICANT: Kinney Systems of Illinois, Inc.  
 APPEARANCES FOR: Gerald Miller  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 643-717 S. Plymouth Court  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 169-86-S  
 MAP NO. 2-F  
 MINUTES OF MEETING  
 June 20, 1986

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman  
 George J. Cullen  
 Michael J. Howlett  
 Thomas P. Keane  
 Lawrence E. Kennon

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Kinney System of Illinois, Inc., for LaSalle National Bank, Tr. #53934, owner, on May 23, 1986, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking garage in a six-story building in a C3-6 Commercial-Manufacturing District, on premises at 643-717 S. Plymouth Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 22, 1986 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, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 1986 after due notice thereof by publication in the Chicago Tribune on May 27, 1986; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proposed self-park public parking garage facility is necessary for the public convenience at this location in that there is a great need for public parking in this high density area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed public parking garage which will comply with all applicable code regulations and which will be operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the existing commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a self-park public parking garage in a six-story building, on premises at 643-717 S. Plymouth Court, upon condition that an attendant shall be on duty 24 hours a day; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

June 20, 1986

Cal. No. 282-81-S

Mr. Stuart H. Glicken, for General Parking Corporation, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on September 25, 1981, Cal. No. 282-81-S, in which the Board approved the continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 1-35 W. Ontario Street, 600-20 N. State Street, 2-36 W. Ohio Street and 601-21 N. Dearborn Street, with a terminal date of September 25, 1987.

The amendment requested is to permit a new driveway for ingress and egress on W. Ontario Street. The lot currently has three driveways, one on Ohio Street, one on State Street and one on Dearborn Street. The volume of parking in the subject facility has increased due to the increase in traffic and business/restaurant activity on Ontario Street. Since westbound traffic on Ontario Street has no accessibility to the facility, a driveway near Dearborn would improve the access to the facility, help relieve traffic on Ontario Street, and would not cause a backup in traffic.

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

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

MINUTES OF MEETING

June 20, 1986

Cal. No. 196-85-S

Mr. Gregory H. Furda, for Tishman Speyer Quincy Venture, an Illinois Limited Partnership, presented a request for an extension of time in which to obtain building permits for the erection of a six-story seven-level parking structure, in a C3-5 Commercial-Manufacturing District, on premises in an area bounded by W. Adams Street, S. Clinton Street, W. Quincy Street, and S. Jefferson Street, to provide the required accessory parking for the Gateway Office Complex situated within Business Planned Development No. 27, as amended, which was approved by the Board on June 14, 1985, in Cal. No. 196-85-S.

Member Keane moved that the request be granted and that the time extended until June 14, 1987. The motion prevailed by yeas and nays as follows:

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

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June 20, 1986

Cal. No. 183-85-Z

Ms. Helen Slimak, for Cathedral of Love M.B. Church, owner, presented a request for an extension of time in which to obtain building permits for the erection of an approximately 35 feet by 108 feet one-story addition to the rear of an existing one-story brick church building, whose transitional north rear yard will be 3.1 feet instead of 5 feet, on premises at 360 E. 75th Street, which variation was granted by the Board on June 14, 1985, in Cal. No. 183-85-Z.

Chairman Guthman moved that the request be granted and the time extended until December 14, 1986. The motion prevailed by yeas and nays and follows:

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

MINUTES OF MEETING

June 20, 1986

Mr. Keane moved than the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on July 18, 1986.

  
Secretary