

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, February 20, 1987

at 9:00 A.M., 2:00 P.M. and 3:00 P.M.

The following members were present for all or part of the meeting and constituted a quorum:

Jack Guthman
Chairman
Michael J. Howlett
Roula Alakiotou
Rafael R. Rios
Lawrence E. Kennon

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Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 16, 1987 (as submitted by the Chief Zoning Examiner) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas-Guthman, Howlett, Alakiotou, Rios and Kennon. Nays- None.

* * * * *

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

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

APPLICANT: City Development Corp. of Chicago, Inc.
 APPEARANCES FOR: Kevin J. Rielly
 APPEARANCES AGAINST:

CAL. NO. 22-87-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 330 W. Surf Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, City Development Corp. of Chicago, Inc., for Prairie Development, Ltd., owner, on December 23, 1986, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story ten-dwelling unit townhouse building with no south front yard instead of 12 feet, with no north rear yard instead of 30 feet, with no east side yard instead of 7.5 feet, whose west side yard will be 3 feet instead of 10 feet, and with no provision for one handicapped parking space and one loading berth, on premises at 330 W. Surf Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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, §7.7-5, §7.8-5, §7.9-5 and §7.11-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; 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, does hereby make the following findings of fact: that the proposed use is to be located in an R5 General Residence District; 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 regulations in this district in that to erect less than the proposed ten dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 10 dwelling units are less than the amount permitted in the district, the proposed three-story townhouses as designed requires greater land coverage with encroachment into the required yards than would a yard conforming multi-story rental apartment building; that the proposed townhouses are designed as single family dwelling units containing stairs and are not the type of dwellings chosen by handicapped persons; that the provision of one handicapped parking space and one loading berth is not necessary for this type of residential development; and that the proposed three-story ten dwelling unit townhouse

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structure is compatible with the existing improvements in the area and will not alter the essentially residential 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 three-story 10-dwelling unit townhouse building with no south front yard instead of 12 feet, with no north rear yard instead of 30 feet, with no east side yard instead of 7.5 feet, whose west side yard will be 3 feet instead of 10 feet and with no provision for one handicapped parking space and one loading berth, on premises at 330 W. Surf Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: City Development Corp. of Chicago, Inc.
 APPEARANCES FOR: Kevin J. Rielley
 APPEARANCES AGAINST:

CAL. NO. 23-87-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED-- 2701-21 N. Lehmann Court
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Jack Guthman
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, City Development Corp. of Chicago, Inc., for Horizon Federal Savings Bank, owner, on December 23, 1986, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 19-dwelling unit townhouse building whose front yard will be 4 feet instead of 14 feet, whose rear yard will be 4 feet instead of 30 feet, whose south side yard will be 11 feet 9 inches instead of 20 feet, and with no provision for one handicapped parking space and one loading berth, on premises at 2701-21 N. Lehmann Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 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, §7.11-5, §7.12(6), §7.12(9)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the applicant presented an amendment to the original plan and now seeks to erect a three-story 19-dwelling unit townhouse building whose front yard will be 4 feet instead of 14 feet, whose rear yard will be 4 feet instead of 30 feet and whose south side yard at ground level will be 11 feet 9 inches instead of 20 feet with the exception of a 9 feet by 16 feet stairwell and a 5 feet by 50 feet connecting walkway which will extend to within 2 feet 9 inches and 6 feet 9 inches of the south lot line, respectively, as shown on the revised site plan dated February 16, 1987 and that the third floor of the two southernmost units #9 and #19 on the aforesaid site plan will be set back 10 feet from the ground floor wall of each unit; that the amended application has the approval of the owners of the property located to the immediate south of the subject site at 2740-52 N. Hampden Court and is so stipulated; that the property in question cannot yield a reasonable return nor be put to reasonable use if allowed to be used

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Cal. No. 23-87-Z

only under the conditions allowed by the regulations in this district in that to erect less than the proposed 19-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the proposed 19-dwelling units are substantially less than the amount permitted in the district, the proposed three-story townhouses require greater land coverage with encroachment into the required yards than would a yard conforming multi-story rental apartment building; that the requested south side yard variation is the result of an agreement arrived at between the applicant and the owner of the property immediately south of the subject site; that the proposed townhouses are designed as single family dwelling units containing stairs and are not the type of dwelling units chosen by handicapped persons; that the provision of one handicapped parking space and one loading berth is not necessary for this type of residential development; and that the variations, if granted, will not alter the essential character of the locality in that the proposed townhouse development is compatible with the existing 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 three-story 19-dwelling unit townhouse building whose front yard will be 4 feet instead of 14 feet, whose rear yard will be 4 feet instead of 30 feet, whose south side yard will be 11 feet 9 inches instead of 20 feet, with the exception of a 9 feet by 16 feet stairwell and 5 feet by 50 feet connecting walkway which may extend to within 2 feet 9 inches and 6 feet 9 inches of the south lot line, respectively, as shown on the revised site plan dated February 16, 1987 and that the third floor of the two southernmost units #9 and #19 on the aforesaid site plan shall be set back 10 feet from the ground floor front wall of each unit, and with no provision for one handicapped parking space and one loading berth, on premises at 2701-21 N. Lehmann Court, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Norbert Gleicher

CAL. NO. 24-87-Z

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

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PREMISES AFFECTED— 336 W. Wisconsin Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
March 20, 1987.

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
x		

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

APPLICANT: Ilene P. Quinn
 APPEARANCES FOR: Ilene P. Quinn
 APPEARANCES AGAINST:

CAL. NO. 25-87-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 1159 W. Eddy Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ilene P. Quinn, for LaSalle National Bank, Tr. #100849, owner, on January 14, 1987, filed an application for a variation of the zoning ordinance to permit in an R4 General Residence, a 15.5 feet long dormer on the west side and a 42.75 feet dormer on the east side of the attic of a two-story two-dwelling unit frame building, whose front yard will be 12.26 feet instead of 15 feet and whose west side yard will be 1.72 feet and whose east side yard will be 0.66 feet instead of side yards of 2.5 feet each, on premises at 1159 W. Eddy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 10, 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, §7.7-4 and §7.8-4."

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R4 General Residence District; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested 15.5 feet dormer on the west side and the 42.75 feet dormer on the east side of the attic are necessary to provide additional living space in the two-story two-dwelling unit residential building on the subject site; that the plight of the owner is due to unique circumstances in that the requested front and side yard setbacks already existed with the nearly 100 year-old subject site building and that the said dormers were constructed to follow the existing building wall lines; and that the variations, if granted, will not alter the essential character of the locality in that the dormers follow the existing building lines and that the subject site building is located in a block where none of the existing residential improvements conform to the front and side yard requirements of the zoning ordinance; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a 15.5 feet long dormer on the west side and a 42.75 feet dormer on the east side of the attic of a two-story two-dwelling unit frame building, whose front yard will be 12.26 feet instead of 15 feet and whose west side yard will be 1.72 feet and whose east side yard will be 0.66 feet instead of side yards of 2.5 feet each, on premises at 1159 W. Eddy Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: William E. Dec
 APPEARANCES FOR: William E. Dec
 APPEARANCES AGAINST:

CAL. NO. 26-87-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 3310-40 N. Racine Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, William E. Dec, for Racine Fuel Company, owner, on January 21, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 21-dwelling unit townhouse building on a triangularly shaped lot with no front yard instead of 15 feet, with no side yards instead of 20 feet each, with no rear yard instead of 30 feet and with no provision for one loading berth and one handicapped parking space, on premises at 3310-40 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1987 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, §7.11-5 and §7.12(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; 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 on January 16, 1987 the City Council rezoned the site from M1-2 Restricted Manufacturing to R5 General Residence expressly for the proposed three-story 21-dwelling unit townhouse building; that the applicant proposes to erect a three-story 21-dwelling unit townhouse building on the subject site, each unit containing an inside parking space; that the four southerly units nearest to N. Racine Avenue will be set back 4 feet from the front lot line, except the bay portions, which will extend to the front lot line; that the two northernmost units will be set back 2 feet from the front lot line, except the bay portions, which will extend to the front lot line and that the rear of said units will extend to the angular lot line to the west; that the balance of the units along said westerly lot line will be set back at least 3 feet; that the south two units will provide a front yard of 10 feet and a rear yard of 22 feet; 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 erect less than the proposed

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21-dwelling unit townhouse building on the irregularly shaped subject lot would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that while the 21-dwelling units are less than the amount permitted in the district, the configuration of the proposed three-story building still cannot be built on the triangularly shaped lot without the requested variations; that the proposed townhouses are designed as single family dwelling units containing stairs and are not the type of dwelling chosen by handicapped persons; that inclusion of one handicapped parking space and one loading berth are not necessary for this type of residential development; and that the proposed three-story 21-dwelling unit townhouse development is compatible with the existing 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 three-story 21-dwelling unit townhouse building on a triangularly shaped lot with no front yard instead of 15 feet, with no side yards instead of 20 feet each, with no rear yard instead of 30 feet and with no provision for one loading berth and one handicapped parking space, on premises at 3310-40 N. Racine Avenue, upon condition that the two north units shall be set back 2 feet and the four south units shall be set back 4 feet from the front lot line, except that the bay portions may extend to the front lot line; that only the two north units shall extend to the angular lot line to the west and that the balance of the units along said westerly lot line shall be set back at least 3 feet; that the south two units shall provide a front yard of 10 feet and a rear yard of 22 feet; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James Ganley

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 6015 W. Gunnison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 20, 1987.

CAL. NO. 27-87-S
MAP NO. 13-M
MINUTES OF MEETING
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THE VOTE

Jack Guthman
Roula Alakiotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: James Ganley

CAL. NO. 28-87-Z

APPEARANCES FOR:

MAP NO. 13-M

APPEARANCES AGAINST:

MINUTES OF MEETING
February 20, 1986

PREMISES AFFECTED— 6015 W. Gunnison Street

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

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Daniel Majewski, City Architect
 APPEARANCES FOR: Dennis Walaski
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1849-55 S. Loomis Street
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 29-87-S
 MAP NO. 4-G
 MINUTES OF MEETING
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Application approved.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Daniel Majewski, City Architect, for Latino Youth Inc., owner, on January 21, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 1849-55 S. Loomis Street, to satisfy the parking requirements for the Pilsen Branch Library under construction at 1805 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 9, 1987 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on October 30, 1986 the City Council rezoned the site from R4 General Residence to C1-2 Restricted Commercial expressly for the proposed parking lot; that the proposed parking lot is necessary for the public convenience at this location to satisfy the parking requirements for the Pilsen Branch Library under construction at 1805 S. Loomis Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with provision for a 15 feet front yard setback and landscaping, will be compatible with the mixed business and residential 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 an off-site accessory

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parking lot for the parking of private passenger automobiles, on premises at 1849-55 S. Loomis Street, to satisfy the parking requirements for the Pilsen Branch Library under construction at 1805 S. Loomis Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to employees and patrons of the Pilsen Branch Library and that no commercial vehicles shall be parked upon said lot at any time; that a 15 feet setback improved with landscaping shall be provided on the S. Loomis Street frontage; that landscaping shall be provided in the northeast and southeast corners of the lot; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed by concrete curbing; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided which shall be directed away from abutting residential property; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway shall be constructed in accordance with all applicable ordinances; that the hours of operation of the parking lot shall be limited to the hours of operation of the library; that the lot shall be secured with an appropriate device when not in use by the library. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with §5.8-5 of the zoning ordinance and with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: New Paradise Missionary Baptist Church

CAL. NO. 30-87-S

APPEARANCES FOR:

MAP NO. 16-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 6701 S. Evans Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Schwab Rehabilitation Center
 APPEARANCES FOR: Paul R. Diamond
 APPEARANCES AGAINST:

CAL. NO. 31-87-S
 MAP NO. 4-I
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 2736-62 W. Ogden Boulevard
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Schwab Rehabilitation Center, for Mount Sinai Hospital Center of Chicago, owner, on January 13, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C1-3 Restricted Commercial District, on premises at 2736-62 W. Ogden Boulevard, to serve a medical facility located at 1401 S. California Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1987 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, §9.3-1, §9.11-1(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that a parking lot is necessary for the public convenience at this location to provide employee and visitor parking for the applicant medical facility located at 1401 S. California Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot, located across the alley from the applicant medical facility, will alleviate some of the traffic congestion in the area and will be compatible with the existing hospital and related 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 2736-62 W. Ogden Boulevard, to serve a medical facility located at 1401 S. California Avenue, upon

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Cal. No. 31-87-S

condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to employees and visitors of the applicant medical facility and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot, excepting the portion used as driveways, shall be enclosed with guard rails; that fencing shall be provided along the north property line abutting a public alley; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveways shall be constructed in accordance with all applicable ordinances; that the hours of operation shall be limited to the hours between 5:30 A.M. and 11:00 P.M.; that the lot shall be secured with an appropriate device when not in use by the medical facility. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Rev. Mack McCollum
APPEARANCES FOR: Samuel Schmall
APPEARANCES AGAINST:

CAL. NO. 32-87-S
MAP NO. 2-L
MINUTES OF MEETING
February 20, 1987

PREMISES AFFECTED— 332-46 S. Cicero Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
Roula Alakiotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Rev. Mack McCollum, for New Home Missionary Baptist Church, owner, on January 15, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of an approximately 51 feet by 125 feet one-story church and community hall building, in a B4-2 Restricted Service District, on premises at 332-46 S. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1987 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 February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; 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 April 13, 1984, in Calendar No. 122-84-S, the Board approved the establishment of a church in a one-story brick building and the erection of a one-story 40 feet by 60 feet addition to the rear of the said building on the subject site; that the proposed 40 feet addition was not built; that the applicant church is seeking to building an addition to the rear of the existing church building for a total building size of 51 feet by 125 feet; that the proposed expansion is necessary at this location to provide additional seating and a community center; that the public health, safety and welfare will be adequately protected in the design and location of the proposed addition which will provide ample off-street parking as well as provide needed services in the community; that the record of the testimony presented April 13, 1984 in Calendar No. 122-84-S pertaining to the effect of an addition to the applicant church building at the subject site on neighboring property values is hereby incorporated into and made part of the record in this case; it is therefore

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

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the Zoning Administrator is authorized to permit a one-story addition to the rear of an existing one-story church building for a total building size of 51 feet by 125 feet, on premises at 332-46 S. Cicero Avenue, upon condition that the parking area shall be used solely for the parking of private passenger automobiles belonging to members and guests of the applicant church and that no commercial vehicles shall be parked upon said lot at any time; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that guard rails or concrete curbing shall be provided on the periphery of the parking area; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the parking area driveway shall be constructed in accordance with all applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Liberty Savings and Loan
 APPEARANCES FOR: Aurelia Pucinski
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 6210-22 N. Milwaukee Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 33-87-S
 MAP NO. 15-M
 MINUTES OF MEETING
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Application approved.

THE VOTE
 Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Liberty Savings and Loan, owner, on January 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a drive-through facility in conjunction with a proposed two-story savings and loan building, in a B4-1 Restricted Service District, on premises at 6210-22 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 14, 1987 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 February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; 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 it is proposed to construct a two-story savings and loan building on the subject site and to provide a drive-through facility in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide a service for the savings and loan customers necessary in today's banking operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through portion of the facility to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the existing business improvements on N. Milwaukee Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed two-story savings and loan building, on premises at 6210-22 N. Milwaukee Avenue, upon condition that the ingress to the drive-through

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portion of the proposed facility shall be from N. Milwaukee Avenue at the southeast corner of the subject site; that the egress from the drive-through portion of the facility shall be from the northeast corner of the parking area site onto N. Milwaukee Avenue; that there shall be no ingress to nor egress from the drive-through facility via the abutting public alley; that lighted directional signs shall be erected at the established entrances and exits to the subject site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Thomas E. Carpenter
APPEARANCES FOR: Thomas E. Carpenter, Alan J. Cohen
APPEARANCES AGAINST:

CAL. NO. 34-87-S
MAP NO. 12-J
MINUTES OF MEETING
February 20, 1987

PREMISES AFFECTED— 3259 W. 48th Place
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

Jack Guthman
Roula Alakiotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Ameritech Mobile Communications, Inc.
 APPEARANCES FOR: Richard Connor Riley
 APPEARANCES AGAINST: Herbert B. Hoppe

CAL. NO. 35-87-S
 MAP NO. 14-J
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 5900-06 S. Sawyer Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
	Abstain		
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon			X
Rafael R. Rios			

THE RESOLUTION:

WHEREAS, Ameritech Mobile Communications, Inc., for Lincoln Petroleum Company, owner, on January 21, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 11 feet by 20 feet telephone transmission equipment building and a 117 feet high tower and antenna for use by a cellular mobile telephone service business, in an R3 General Residence District, on premises at 5900-06 S. Sawyer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1987 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; 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 applicant provides cellular mobile telephone service to the greater Chicago metropolitan area; that cellular telephone systems are laid out on a grid pattern and the spacing and location of the component cells is critical for successful operation of the system; that the applicant proposes to erect a one-story 11 feet by 20 feet telephone transmission equipment building and a 117 feet high tower and antenna for use in the cellular mobile telephone system in the southwest corner of the subject site; that the proposed use is necessary for the public convenience at this location to allow the cell site to function as an integral unit in the system without interfering with existing cell sites in the area; that the public health, safety and welfare will be adequately protected in the proposed use which will be constructed and operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antenna will not interfere with other public electronic transmissions in the neighborhood; that service personnel visit the site once a month for customary maintenance of the operation and that the completely self-monitored facility is connected to a central office where computers alert personnel of any breach of security or

MINUTES OF MEETING

February 20, 1987

Cal. No. 35-87-S

equipment malfunction; that the antenna and transmission building area of the site will be enclosed with a 10 feet high chain link fence and that with continued maintenance of landscaping on the balance of the lot, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 11 feet by 20 feet telephone transmission equipment building and a 117 feet high tower and antenna for use by a cellular mobile telephone service business, on premises at 5900-06 S. Sawyer Avenue, upon condition that the equipment building and tower shall be serviced and maintained in a manner to preclude any problems of interference with other public electronic transmissions; that a 10 feet high chain link fence shall be erected on the periphery of the antenna tower and equipment building area; that the proposed transmission equipment building and antenna tower and the use thereof shall be constructed and operated in compliance with regulations of the Federal Communications Commission; that the balance of the lot shall be landscaped with trees and shrubbery and maintained on a continuous basis by the applicant; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Willie F. Ford
 APPEARANCES FOR: Willie F. Ford
 APPEARANCES AGAINST:

CAL. NO. 36-87-A
 MAP NO. 14-F
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 5560 S. Princeton 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
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett	X		
Lawrence E. Kennon	X		
Rafael R. Rios			X

THE RESOLUTION:

WHEREAS, Willie F. Ford, for Robert Smith, owner, on January 15, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of cooked food in an existing grocery store in the basement of a one-and-a-half story frame residence, in an R3 General Residence District, on premises at 5560 S. Princeton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 7, 1987 reads:

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

and WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987; 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 in an existing grocery store located in the basement of the one-and-a-half story frame residential building on the subject site; that the appellant proposes to dispense cooked food items on a limited basis to the customers of the grocery store; that the dispensing of limited cooked food items in an existing grocery store is accessory to the principal grocery store activity; 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 dispensing of cooked food, as an accessory use only, in an existing grocery store in the basement of a one-and-a-half story frame residence, on premises at 5560 S. Princeton Avenue, on condition that there shall be no table service of food 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 license is issued.

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

APPLICANT: Christopher Chism
 APPEARANCES FOR: Christopher Chism
 APPEARANCES AGAINST:

CAL. NO. 37-87-A
 MAP NO. 20-G
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 7908 S. Halsted Street

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

ACTION OF BOARD—

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

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Christopher Chism, for C.N. Russo Co., Inc., owner, on January 2, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a license for audio/video repairs in a store in a three-story brick multi-store and apartment building, in a B3-3 General Retail District, on premises at 7908 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 2, 1987 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 February 20, 1987; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-3 General Retail District in a store in a three-story brick multi-store and apartment building occupied by an existing retail audio/video store; that repair work on a limited basis is an accessory use necessary in conducting an full service audio/video merchandise business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and that the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to approve a license for audio/video repairs, as an accessory use only, in a store in a three-story brick multi-store and apartment building, on premises at 7908 S. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Specialty Health Foods
PEARANCES FOR: Steve Breger
APPEARANCES AGAINST:

CAL. NO. 38-87-A
MAP NO. 19-H
MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 1917 W. Howard 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
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Specialty Health Foods, for Topper Management, owner, on December 5, 1986, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing wholesale food business in a four-story brick multi-store and apartment building, in a B4-2 Restricted Service District, on premises at 1917 W. Howard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 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 February 20, 1987; 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 said use is located in a B4-2 Restricted Service District; that the existing wholesale food business, a C use, has been located for the past 6 years in the four-story brick multi-store and apartment building on the subject site which also contains a building maintenance business and an electronics company, uses permitted in a Commercial District; that the expansion of the non-conforming use throughout the building is permitted under §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 certify an existing wholesale food business in a four-story brick multi-store and apartment building, on premises at 1917 W. Howard Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Edward L. Niemiec

CAL. NO. 39-87-A

PEARANCES FOR:

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING
February 20, 1987

PREMISES AFFECTED— 3034 N. Seminary Avenue

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

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Levon Lee Caradine
 APPEARANCES FOR: Levon Lee Caradine
 APPEARANCES AGAINST:

CAL. NO. 40-87-A
 MAP NO. 5-I
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 1617 N. Campbell 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
 Roula Alaklotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Levon Lee Caradine, for J. Jason, owner, on January 26, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile repair shop in a one-story brick building, in an R3 General Residence District, on premises at 1617 N. Campbell Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 7, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7-3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987; 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 said use is located in an R3 General Residence District; that the non-conforming one-story brick garage building on the subject site has been occupied by an automobile repair shop including body and fender work and spray painting, for the last 15 years; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing automobile repair shop including body and fender work and spray painting in a one-story brick building, on premises at 1617 N. Campbell Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Oldway Baptist Church
 APPEARANCES FOR: Daniel E. Radakovich (January 16, 1987 only)
 APPEARANCES AGAINST: Robert T. Kellam, Thomas Ewers, et al.
 PREMISES AFFECTED-- 1742-50 W. 87th Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 307-85-S
 MAP NO. Map 20-H
 MINUTES OF MEETING
 January 16, 1987 and
 February 20, 1987

ACTION OF BOARD--
 UPON REMAND:
 Application denied.

THE VOTE
 Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Oldway Baptist Church, for American National Bank and Trust Co., Tr. #42047, owner, on June 27, 1985, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 1742-50 W. 87th Street; and

WHEREAS, the Zoning Board of Appeals heard said application on September 13, 1985 and entered a resolution denying the request in its Calendar No. 307-85-S, finding, in part, that on July 23, 1976, Calendar No. 175-76-S, and on June 24, 1983, Calendar No. 160-83-S, the Board denied approval of the establishment of a church in the building on the subject site and that no proof was presented in the instant application to cause the Board to alter its decision previously rendered in Calendar No. 160-83-S; and

WHEREAS, on October 31, 1985, the applicant timely filed an Administrative Review lawsuit in the Circuit Court of Cook County, No. 85 CH 10884, asking the Court to judicially review the record and reverse the order of the Board entered on September 13, 1985; and

WHEREAS, on November 10, 1986, Judge Roger Kiley, Jr. entered an order in the above named lawsuit remanding the case to the Zoning Board of Appeals with directions that the Board make findings and reach conclusions on the plaintiff's application without regard to the applications made for the subject site property in 1976 and 1983; and

WHEREAS, at the public hearing held on January 16, 1987, the applicant's attorney, although offered the opportunity to put on a new application for said special use, chose to stand on the record of proceedings had on September 13, 1985; and

WHEREAS, the Zoning Board of Appeals, having read the transcript of the proceedings had on September 13, 1985 and after hearing additional opposing testimony on February 20, 1987 and without regard to its denials of special use applications for the establishment of a church at the subject site on July 23, 1976 and June 24, 1983, hereby makes the following findings in this case; that W. 87th Street is zoned for business uses; that no proof was presented to indicate that the establishment of a church at the subject site would not cause substantial injury to the value of other property in the neighborhood; that a church at the subject location is not compatible with the business character of W. 87th Street; that the economic viability and future development of permitted business uses in the district will be restricted

MINUTES OF MEETING

January 16, 1987 and

February 20, 1987

Cal. No. 307-85-S

by the establishment of a church at the subject site; it is therefore

RESOLVED, that the application for a special use for the establishment of a church at 1742-50 W. 87th Street be and it hereby is denied and the decision of the Board rendered on September 13, 1985 be and it hereby is affirmed.

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

APPLICANT: Big Apple Finer Foods, Inc.

CAL. NO. 265-86-A

APPEARANCES FOR:

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

February 20, 1987

PREMISES AFFECTED— 2345 N. Clark Street

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

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

Jack Guthman
Roula Alaklotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Clem J. McBride
APPEARANCES FOR: Clem J. McBride
APPEARANCES AGAINST:

CAL. NO. 361-86-A
MAP NO. 13-G
MINUTES OF MEETING
February 20, 1987

PREMISES AFFECTED— 5047-49 N. Sheridan Road

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

ACTION OF BOARD—

Appeal withdrawn upon motion of appellant.

THE VOTE

Jack Guthman
Roula Alaklotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: New Regal Theater Limited Partnership
 APPEARANCES FOR: Byrdie Brownridge-Douglas
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7955-71 S. South Chicago Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 3-87-S
 MAP NO. 20-C
 MINUTES OF MEETING
 February 20, 1986

Application approved.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, the New Regal Theater Limited Partnership, for Beverly Bank, Trust No. 8-7902, owner, on November 21, 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 C2-2 General Commercial District, on premises at 7955-71 S. South Chicago Avenue, to serve a theater located at 1645 E. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, §9.3-2, §9.4-2, §9.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 1986; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C2-2 General Commercial District; that a parking lot is necessary for the public convenience at this location to serve the patrons of a theater located at 1645 E. 79th Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the accessory parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot will be an improvement of the present junk yard character of the site 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 7955-71 S. South Chicago Avenue, to serve a theater located at 1645 E. 79th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions

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Cal. No. 3-87-S

shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to the patrons of the applicant theater and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that guard rails shall be erected on the periphery of the lot; that striping and wheel stops shall be provided; that lighting shall be provided; that ingress and egress driveway cuts shall be determined by the Bureau of Traffic Engineering and Operations; that the public alley abutting the subject site shall not be used for ingress nor for egress; that the parking lot shall be secured with an appropriate device when not in use by the theater. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Englewood Community Health Organization (ECHO)
Mental Health Center

APPEARANCES FOR: Erwin A. France, et al.

APPEARANCES AGAINST: Priscilla Jackson, et al.

CAL. NO. 9-87-S

MAP NO. 16-H

MINUTES OF MEETING
January 16, 1987 and
February 20, 1987

PREMISES AFFECTED— 6601 S. Wood Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
Roula Alakiotou
Michael J. Howlett
Lawrence E. Kennon
Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Englewood Community Health Organization Mental Health Center, for Erskine Chambers, owner, on December 22, 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 sixteen stabilized mentally ill persons in a two-story brick six-apartment building, in an R3 General Residence District, on premises at 6602 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 16, 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, §7.4-3(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 16, 1987 and February 20, 1987 after due notice thereof by publication in the Chicago Tribune on December 29, 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 applicant proposes to establish a transitional shelter facility in the two-story six-apartment building on the subject site to serve persons diagnosed as having emotional problems but who have been stabilized and professionally evaluated to be able to function on a day-to-day basis within controlled limits; that the facility will serve residents from the Englewood community and persons whose families of origin are currently residing in the Englewood area; that the applicant organization currently operates crisis care and alcoholic rehabilitation facilities at other locations in the city and has been honored for its model care and counselling programs; that the applicant organization is a State of Illinois-designated mental health care facility for the Englewood area; that the proposed facility will serve 10 male and 6 female residents whom have been professionally screened and determined eligible for residence at the subject facility; that the length of stay for a client is approximately three to six months; that the facility will be staffed by mental health care professionals 24 hours daily by three staff members per eight-hour shifts; that there will be ratio of one staff member to every five clients; that the clients are involved in staff-monitored structured activity programs for ten hours daily; that the

MINUTES OF MEETING

February 20, 1987

Cal. No. 9-87-S

establishment of the transitional care shelter facility is necessary for the public convenience at this location to provide a much needed service in the Englewood community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use under the conditions hereinafter set forth and that the facility shall meet all applicable provisions of the municipal and state ordinances governing the establishment and operation of residential mental health care facilities; and that the proposed use, which fulfills a need in the community, is consistent with the historic use of the premises as an apartment building, and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a transitional shelter facility for not more than 16 stabilized mentally ill persons in a two-story brick six-apartment building, on premises at 6601 S. Wood Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the premises shall not be used as a mental health transitional shelter facility until the building complies with all applicable code regulations; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

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

RESOLVED, that any deviation from the specified use of the subject premises as a transitional shelter care facility or any increase in the number of clients to be served, as stated by the applicant and delineated herein, shall cause the special use granted hereby to immediately become null and void.

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

APPLICANT: Corkhill Electric Company

CAL. NO. 15-87-A

PEARANCES FOR:

MAP NO. 1-F

PEARANCES AGAINST:

MINUTES OF MEETING
February 20, 1987

PREMISES AFFECTED— 41 W. Congress Parkway

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

ACTION OF BOARD—

Case continued to
March 20, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Daniel Sampson
 APPEARANCES FOR: Roxanne Mizner, Daniel Sampson, et al.
 APPEARANCES AGAINST: Naomi Small, et al.

CAL. NO. 41-87-S
 MAP NO. 3-F
 MINUTES OF MEETING
 February 20, 1987

PREMISES AFFECTED— 1400-20 N. Orleans Street, 330-32 W. Schiller Street and 1401-21 N. Sedgwick Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Jack Guthman
 Roula Alakiotou
 Michael J. Howlett
 Lawrence E. Kennon
 Rafael R. Rios

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
Roula Alakiotou	X		
Michael J. Howlett			X
Lawrence E. Kennon	X		
Rafael R. Rios			X

THE RESOLUTION:

WHEREAS, Daniel Sampson, for American National Bank and Trust Company, Tr. Nos. 65818 and 63051, owners, on January 21, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-and-a-half story 25 feet by 180 feet addition to the north side of a one-story brick building, to be used as a horse stable boarding area for an existing riding academy, in a C1-3 Restricted Commercial District, on premises at 1400-20 N. Orleans Street, 330-32 W. Schiller Street and 1401-21 N. Sedgwick Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 16, 1987 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, §9.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 20, 1987 after due notice thereof by publication in the Chicago Tribune on February 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that on June 4, 1982 in Cal. No. 148-82-S, the Board approved the establishment of a horse stable in a one-story brick building in connection with a horse carriage business at 1408 N. Orleans Street; that on July 15, 1983 in Cal. No. 199-83-S, the Board approved the establishment, under certain conditions, of a riding academy in a one-story brick building at 1410 N. Orleans Street; that on November 18, 1983 in Cal. No. 333-83-S, the Board denied a special use application for approval of the establishment of a horse stable in connection with a horse carriage business in a three-story brick building at 1428-30 N. Orleans Street; that on January 17, 1985 in Cal. No. 365-85-S, the Board denied a special use application for the approval of the erection of a one-story 25 feet by 180.25 feet addition to the north side of a one-story brick building to be used as a horse stable area for an existing riding academy on premises at 1410 and 1406 N. Orleans Street and 332 W. Schiller Street; that on April 19, 1985, in Cal. No. 99-85-S, the Board denied a special use application by the applicant for the approval of the location and the erection of a one-story 25 feet by

MINUTES OF MEETING

February 20, 1987

Cal. No. 41-87-S

204 feet addition to the north side of a two-story brick building for the stabling of horses used in connection with a proposed horse drawn carriage business to be operated in conjunction with an existing riding academy, at 1410 N. Orleans Street; that the applicant filed an Administrative Review lawsuit in the Circuit Court of Cook County, No. 85 CH 5639, asking the Court to judicially review the record and reverse the order of the Board entered on April 10, 1985 and that on September 27, 1985 the City's motion to dismiss was granted by the Circuit Court; that on April 17, 1986 in Cal. No. 60-86-S, the Board approved the establishment of a horse stable in connection with a horse carriage business in a three-story brick building at 1428-30 N. Orleans Street; that the applicant's business operation consists of the subject riding academy at 1410 N. Orleans Street, offering riding instruction and horse boarding facilities, and a horse drawn carriage business at 1408 N. Orleans Street; that the applicant proposes to erect a one-and-a-half story 25 feet by 180 feet addition to the north side of the existing one-story building at 1410 N. Orleans Street; that the proposed addition is necessary for the public convenience at this location to provide space for additional horse stalls to accommodate the increasing number of requests for horse boarding stalls and to increase the size of the present riding arena from 52 feet by 126 feet to 75 feet by 150 feet; that no additional carriages used in connection with the horse drawn carriage business staging area at 1408 N. Orleans Street will be stored in the new addition; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will meet all applicable building code regulations and applicable municipal ordinances governing the operation of horse stables; that numerous letters were received from residents of the area in support of the requested use; that the proposed addition, with a 20-foot front yard setback, follows the building lines of the existing riding academy building, and is compatible with the historic commercial nature 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 approve the location and the erection of a one-and-a-half story 25 feet by 180 feet addition to the north side of a one-story brick building, to be used for a horse stable boarding area and enlarged riding arena for an existing riding academy, on premises at 1400-20 N. Orleans Street, 330-32 W. Schiller Street and 1401-21 N. Sedgwick Street, upon condition that the proposed addition shall be used as a horse stable boarding area for horses used by the riding academy students only and that no additional carriages used in the horse drawn carriage operation at 1408 N. Orleans Street shall be stored in the new addition; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING
February 20, 1987
Cal. No. 168-86-A

Mr. Paul T. Wigoda, for Mildred D. Schott, owner, presented a request to amend 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 at 635-37 W. Barry Avenue, which appeal was sustained by the Board on June 20, 1986 in Cal. No. 168-86-A.

Mr. Wigoda stated that due to a change in circumstances, the appellant wishes to have the order amended to allow that the same 34 total dwelling units be configured as 20 dwelling units and 14 efficiency units.

Chairman Guthman moved that the amendment be granted, stating that the request to amend the order of the Board of June 20, 1986 is not to change the total number of units but just the mixture of efficiency and dwelling units. The motion prevailed by yeas and nays as follows:

Yeas-Guthman, Alakiotou and Kennon. Nays- None. Absent- Howlett and Rios.

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

The motion prevailed and the Board adjourned to meet in regular meeting on March 20, 1987.

Secretary