

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, September 18, 1987

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

The following members were present and constituted a quorum:

Lawrence E. Kennon
Vice Chairman
Rafael R. Rios
Roula Alakiotou

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September 18, 1987

Mr. Rios moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 21, 1987 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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: Michael and Nancy Borders
 APPEARANCES FOR: Michael C. Borders
 APPEARANCES AGAINST:

CAL. NO. 180-87-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 427 W. Roslyn Place

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Michael and Nancy Borders, owners, on July 30, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a bay window addition to the rear of the first floor of a two and three-story brick single family residence, whose rear yard will be 10.2 feet instead of 30 feet, on premises at 427 W. Roslyn Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 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, §7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 subject site is improved with a single family residence erected in 1891; that the applicants propose to erect a bay window in the rear of the first floor of the existing building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed bay window is necessary to provide additional light and space in the existing kitchen of the building; that the plight of the owner is due to the smaller than normal lot size; that the variation, if granted, will not alter the essential character of the locality in that the proposed bay window will extend into the existing rear yard the same distance as an existing second floor bay window and will not interfere with light and air to abutting properties; 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 bay

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September 18, 1987
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window addition to the rear of the first floor of a two and three-story brick single family residence, whose rear yard will be 10.2 feet instead of 30 feet, on premises at 427 W. Roslyn Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Pontarelli
 APPEARANCES FOR: John J. Pikarski, Jr., Michael Pontarelli
 APPEARANCES AGAINST: Marvin E. Pickett

CAL. NO. 181-87-S
 MAP NO. 11-M
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 6300-10 W. Montrose Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, Michael Pontarelli, for William J. Hlavacek, owner, on July 31, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a proposed four-story 18-dwelling unit condominium building, in an R4 General Residence District (proposed B4-2 Restricted Service District), on premises at 6300-10 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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, §8.3-1(1), §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 September 9, 1987 the City Council rezoned the subject site to B4-2 Restricted Service for the purpose of erecting the proposed four-story 18-dwelling unit condominium building; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential buildings; that the public health, safety and welfare will be adequately protected in the design and location of the proposed condominium building which will comply with applicable building code regulations and which will provide adequate off-street parking and loading; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the character of W. Montrose Avenue in this area is residential; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the 1st floor of a proposed four-story 18-dwelling unit condominium building, on premises at 6300-10 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is

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

APPLICANT: Michael Pontarelli
 APPEARANCES FOR: John J. Pikarski, Jr., Michael Pontarelli
 APPEARANCES AGAINST: Marvin E. Pickett

CAL. NO. 182-87-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 6300-10 W. Montrose Avenue

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

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Michael Pontarelli, for William J. Hlavacek, owner, on July 31, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed B4-2 Restricted Service District), the erection of a four-story 18-dwelling unit condominium building, whose south side yard will be 4 feet instead of 7.5 feet, on premises at 6300-10 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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(1), §8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 September 9, 1987 the City Council rezoned the subject site to B4-2 Restricted Service for the purpose of erecting the proposed four-story 18-dwelling unit condominium building; that the subject site is a reversed corner lot whose east front yard faces N. Mobile Avenue and whose south side yard faces W. Montrose Avenue; that the property in question cannot yield a reasonable return not 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 18-dwelling unit condominium building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the orientation of the front of the proposed building on N. Mobile Avenue necessitates the requested side yard variation; and that the proposed condominium building provides for greater east and west yard setbacks than required and will be compatible with the existing improvements in the area it is therefore

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

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Cal. No. 182-87-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a four-story 18-dwelling unit condominium building, whose south side yard will be 4 feet instead of 7.5 feet, on premises at 6300-10 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Pontarelli
 APPEARANCES FOR: John J. Pikarski, Jr., Michael Pontarelli
 APPEARANCES AGAINST: Marvin E. Pickett

CAL. NO. 183-87-S
 MAP NO. 11-M
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED-- 6312-16 W. Montrose Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Michael Pontarelli, for William J. Hlavacek, owner, on July 31, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a proposed three-story 8-dwelling unit condominium building, in an R4 General Residence District (proposed B4-2 Restricted Service District), on premises at 6312-16 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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(1), §8.7-4, §8.10-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 September 9, 1987 the City Council rezoned the subject site to B4-2 Restricted Service for the purpose of erecting the proposed three-story 8-dwelling unit condominium building; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential buildings; that the public health, safety and welfare will be adequately protected in the design and location of the proposed condominium building which will meet all applicable building code regulations and which will provide adequate off-street parking; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the character of W. Montrose Avenue in this area is residential; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the 1st floor of a proposed three-story 8-dwelling unit condominium building, on premises at 6312-16 W. Montrose 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: Michael Pontarelli
 APPEARANCES FOR: John J. Pikarski, Jr., Michael Pontarelli
 APPEARANCES AGAINST: Marvin E. Pickett

CAL. NO. 184-87-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED-- 6312-16 W. Montrose Avenue
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Michael Pontarelli, for William J. Hlavacek, owner, on July 31, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed B4-2 Restricted Service District), the erection of a three-story 8-dwelling unit condominium building, with no east side yard instead of 6 feet and with no provision for one loading berth, on premises at 6312-16 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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(1), §8.7-4, §8.10-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 on September 9, 1987 the City Council rezoned the subject site to B4-2 Restricted Service for the purpose of erecting the proposed three-story 8-dwelling unit condominium building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 8-dwelling unit condominium building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 8 single family condominium dwelling unit building necessitates greater land coverage and encroachment into the required east side yard; that the building, developed as a condominium, will require a minimum of in and out movement, thereby negating the need for a loading berth; and that the variations, if granted, will not alter the essential character of the locality in that there is more than 30 feet between the subject building and the applicant's proposed 18-dwelling unit building to the east which will be compatible with existing improvements in the area; it is therefore

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

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September 18, 1987

Cal. No. 184-87-Z

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 8-dwelling unit condominium building, with no east side yard instead of 6 feet and with no provision for one loading berth, on premises at 6312-16 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Michael Pontarelli
 APPEARANCES FOR: John J. Pikarski, Jr., Michael Pontarelli
 APPEARANCES AGAINST: Nancy Gora
 PREMISES AFFECTED— 3926-30 N. Narragansett Avenue
 SUBJECT— Application for the approval of a special use.

CAL NO. 185-87-S
 MAP NO. 9-N
 MINUTES OF MEETING
 September 18, 1987

ACTION OF BOARD—

Application denied.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Michael Pontarelli, for George Lambros, owner, on July 31, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a proposed three-story 11-dwelling unit building, in a B4-1 Restricted Service District (proposed B4-2 Restricted Service District), on premises at 3926-30 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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, §8.7-4, §8.10-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 on a 69 feet by 150.12 feet reversed corner lot; that on September 9, 1987 the City Council rezoned the subject site to B4-2 Restricted Service for the purpose of erecting the proposed 56 feet by 104.5 feet three-story 11-dwelling unit building; that six parking spaces are located within the building and the other five required spaces are located outside on the remaining rear 30 feet of the site; that three spaces are situated lengthwise along the rear lot line and two spaces laterally along the south lot line; that the Board finds that the parking space located at the northwest corner of the lot does not permit safe maneuverability and the parking space at the southwest corner reduces the aisleway between the building from 20 feet to 11 feet at the entrance to the lot; that §8.11(5) provides that "each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space..."; that the parking design, as proposed; is unworkable and that no testimony was presented indicating that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed five outdoor parking spaces in conjunction with the proposed development; it is therefore

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

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

APPLICANT: Michael Pontarelli
 APPEARANCES FOR: John J. Pikarski, Jr., Michael Pontarelli
 APPEARANCES AGAINST: Nancy Gora

CAL. NO. 186-87-Z
 MAP NO. 9-N
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 3926-30 N. Narragansett Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
X		

THE RESOLUTION:

WHEREAS, Michael Pontarelli, for George Lambros, owner, on July 31, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District (proposed B4-2 Restricted Service District), the erection of a three-story 11- dwelling unit building, whose north side yard will be 3 feet instead of 6.9 feet and with no provision for one loading berth, on premises at 3926-30 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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, §8.7-4, §8.10-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 on September 18, 1987 in Cal. No. 185-87-S, the Board denied the special use application for the erection of said 11-dwelling unit building, finding that the design of the proposed on-site parking for five automobiles in the west rear yard and in the south side yard was detrimental to the public health, safety and welfare; that in this case the Board finds that the proposed parking arrangement for five automobiles would alter the essential character of this residential neighborhood and that the granting of the requested variations with its proposed required parking design would be detrimental to the public health, safety and welfare; it is therefore

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

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

APPLICANT: Christopher Dermody
 APPEARANCES FOR: John J. Pikarski, Jr., Christopher Dermody
 APPEARANCES AGAINST:

CAL. NO. 187-87-S
 MAP NO. 15-L
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 5688 N. Elston Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett			x
Rafael R. Rios	x		

THE RESOLUTION:

WHEREAS, Christopher Dermody, for Chicago Title and Trust Company, Tr. #1077084, owner, on July 31, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the 1st floor of a proposed two-story 2-dwelling unit building, in a B4-2 Restricted Service District, on premises at 5688 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 30, 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, §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 the subject site is a 25 feet by 125 feet vacant lot; that the applicant proposes to erect a two-story 2-dwelling unit building on the subject site; that the proposed use is necessary for the public convenience at this location in that to build a commercial building on the 3,125 sq. ft. lot would prove uneconomical; that the public health, safety and welfare will be adequately protected in the design and location of the proposed building which will comply with applicable building code regulations; and that the proposed use, which will be an improvement of a small vacant lot, 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; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the 1st floor of a proposed two-story 2-dwelling unit building, on premises at 5688 N. Elston Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Paul R. Diamond
 APPEARANCES AGAINST:

CAL. NO. 188-87-S
 MAP NO. 1-F
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 1-35 W. Ontario Street, 600-20 N. State Street, 2-36 W. Ohio Street and
 601-21 N. Dearborn Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for Chicago Title and Trust Company, Tr. #61955, owner, on August 14, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a B7-6 General Central Business District, on premises at 1-35 W. Ontario Street, 600-20 N. State Street, 2-36 W. Ohio Street and 601-21 N. Dearborn Street, which parking lot was approved by the Board on September 25, 1981 in Cal. No. 282-81-S with a termination date of September 25, 1987; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §8.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 1987; and

WHEREAS, the district maps show that the premises are located in a B7-6 General Central Business 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 B7-6 General Central Business District; that on September 25, 1981 the Board approved the establishment of a self-park public parking lot on the subject site, under certain conditions, and with a termination date of September 25, 1987; that on June 20, 1986 the Board amended the special use permitting a new driveway for ingress and egress on W. Ontario Street; that the Board has incorporated the testimony of the original application, Cal. No. 282-81-S and the amendment request into the record, and finds that in this case the said parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth and that the said parking lot, with a termination date of September 18, 1992, will be compatible with the existing improvements in the area and will not cause substantial injury to the

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Cal. No. 188-87-S

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 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, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the surfacing, drainage and guard rails shall be maintained; that ingress and egress shall be from N. State Street, W. Ohio Street, N. Dearborn Street and W. Ontario Street; that the driveways shall be constructed in accordance with all applicable ordinances; that the parking lot may be open 24 hours daily; that an attendant shall be on duty during the hours of operation; that the use of the premises as a parking lot shall terminate five years from the date hereof, on September 18, 1992; 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 continue to maintain and operate said parking lot in conformance with the provisions and standards hereby established under this order and resolution approved by the Board on September 25, 1981 in Cal. No. 282-81-S.

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

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Paul R. Diamond
 APPEARANCES AGAINST:

CAL. NO. 189-87-S
 MAP NO. 1-F
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 46-76 W. Ohio Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for Chicago Title and Trust Company, Tr. #64278, owner, on August 14, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a B7-5 General Central Business District, on premises at 46-76 W. Ohio Street, which parking lot was previously approved by the Board with a termination date of September 25, 1987; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §8.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 1987; and

WHEREAS, the district maps show that the premises are located in a B7-5 General Central Business 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 B7-5 General Central Business District; that on September 25, 1981 the Board approved the location and the continued operation of public parking lots at 600-08 N. Dearborn Street and 46-62 W. Ohio Street and at 601-09 N. Clark Street and 70-76 W. Ohio Street; that on July 15, 1983 the Board approved the expansion and consolidation of the above-mentioned parking lots with a parking lot at 64-68 W. Ohio Street, with a termination date of September 25, 1987; that on August 16, 1985 the Board permitted the aforesaid parking lot to operate on a 24 hour daily basis; that the Board has incorporated the testimony of the original applications, Cal. Nos. 278-81-S, 281-81-S, 197-83-S and 268-85-S into the record, and finds in this case that the said parking lot is necessary for the public convenience at the subject site in that this is a high density area with a great need for public parking facilities; that the public health, safety and welfare will be adequately protected in the design, location and operation of said parking lot to be operated under the conditions hereinafter set forth; and that the said parking lot, with a termination date of September 18, 1992, 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

MINUTES OF MEETING

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 46-76 W. Ohio Street, which parking lot was previously approved by the Board with a termination date of September 25, 1987, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the surfacing, drainage, wheelstops and lighting shall be maintained; that ingress and egress shall be from N. Clark Street and N. Dearborn Street; that the driveways shall be constructed in accordance with all applicable ordinances; that the parking lot may be open 24 hours daily; that an attendant shall be on duty during the hours of operation; that the use of the premises as a parking lot shall terminate five years from the date hereof, on September 18, 1992; 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 continue to maintain and operate said parking lot in accordance with the provisions and standards hereby established under this order and Cal. Nos. 278-81-S, 281-81-S, 197-83-S and 268-85-S approved by the Board on September 25, 1981, July 15, 1983 and August 16, 1985.

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

APPLICANT: Emerald Avenue Church of Cod Corporation
 APPEARANCES FOR: Daniel E. Radakovich
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 10437-10527 S. Halsted Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 190-87-S
 MAP NO. 26-F
 MINUTES OF MEETING
 September 18, 1987

ACTION OF BOARD—

Application approved

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Emerald Avenue Church of God Corporation, for Chicago Title and Trust Company, Tr. #1088164, owner, on August 13, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 594-seat church in a one-story brick building, in a B4-1 Restricted Service District, on premises at 10437-10527 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 13, 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, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 the applicant church has been located at 10555 S. Emerald Avenue since 1970; that a church at the subject site is necessary to meet the needs of the congregation that has outgrown its present church building; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will continue to provide needed services in the community and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed use of the former Jewel store building on the subject site as a church will be compatible with the primarily residential character of the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 594-seat church in a one-story brick building, on premises at 10437-10527 S. Halsted Street, upon condition that the parking areas located north and south of the proposed church building shall be improved

MINUTES OF MEETING

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Cal. No. 190-87-S

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 steel beam guard rails approximately 2 feet in height shall be erected on the periphery of the parking areas, excepting driveways; that the parking stalls shall be designated with striping; that lighting shall be provided that reflects away from residential properties; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the alley abutting the site shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the hours of operation shall be limited to the hours when services and other activities are being held by the applicant church and that the parking areas 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.

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

APPLICANT: Rev. Joe Bennett
 APPEARANCES FOR: Paul Williams
 APPEARANCES AGAINST:

CAL. NO. 191-87-S
 MAP NO. 10-E
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 4138 S. Cottage Grove Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Rev. Joe Bennett, owner, on August 17, 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 460-seat church building with accessory dining and fellowship hall space, in a C1-3 Restricted Commercial District, on premises at 4138 S. Cottage Grove Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 the applicant's church is presently located on the lot to the west of the subject site, at 741-745 E. Bowen Avenue; that the existing church building can no longer accommodate the congregation and its community programs; that the proposed church at the subject site is necessary 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 continue to provide needed services in the community and which will provide adequate off-street parking at 745 E. Bowen Avenue to be improved and operated under the conditions set forth in Cal. Nos. 192-87-S and 193-87-Z; and that the proposed church will not cause substantial injury to the value of other property in the neighborhood in that it is located in an area containing many vacant lots and will be an improvement in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 460-seat church

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Cal. No. 191-87-S

building with accessory dining and fellowship hall space, on premises at 4138 S. Cottage Grove Avenue, upon condition that the required off-street parking for the proposed church shall be established at 745 E. Bowen Avenue as provided for in Cal. Nos. 192-87-S and 193-87-Z; 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: Rev. Joe Bennett
 APPEARANCES FOR: Paul Williams
 APPEARANCES AGAINST:

CAL. NO. 192-87-S
 MAP NO. 10-E
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 745 E. Bowen Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Rev. Joe Bennett, owner, on August 17, 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 an R4 General Residence District, on premises at 745 E. Bowen Avenue, to satisfy the parking requirements for a proposed church building located at 4138 S. Cottage Grove Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 proposed use is to be located in an R4 General Residence District; that on September 18, 1987, Cal. No. 191-87-S, the Board approved the erection of a one-story 460-seat church building with accessory dining and fellowship hall space at 4138 S. Cottage Grove Avenue; that the applicant proposes to demolish the existing buildings on the subject site and use the property for required off-street parking for said church; that the proposed parking lot is necessary for the public convenience at the subject site to satisfy the parking requirements for the 460-seat church to be erected at 4138 S. Cottage Grove Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that it will be an improvement in a block of many vacant lots; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 745 E. Bowen Avenue,

MINUTES OF MEETING

September 18, 1987

Cal. No. 192-87-S

to satisfy the parking requirements for a proposed church building located at 4138 S. Cottage Grove Avenue, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to members of the church and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be enclosed with a 6 feet high chain link fence, excepting the driveway; that the surface 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 concrete wheel stops shall be provided; that the parking stalls shall be designated by striping; that lighting shall be provided; that ingress and egress shall be from E. Bowen Avenue; that the alley abutting the site shall not be used for ingress nor for egress; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when services and activities are not being held by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards established under this order and §5.8-5 of the zoning ordinance. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Rev. Joe Bennett
 APPEARANCES FOR: Paul Williams
 APPEARANCES AGAINST:

CAL. NO. 193-87-Z
 MAP NO. 10-E
 MINUTES OF MEETING
 September 18, 1988

PREMISES AFFECTED— 745 E. Bowen Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Rev. Joe Bennett, owner, on August 17, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a parking lot for 32 automobiles with no front yard instead of 15 feet and to permit the erection of a 460-seat church at 4138 S. Cottage Grove Avenue, with off-street parking for 32 instead of 38 automobiles, on premises at 745 E. Bowen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.3-4, §7.4-4, §7.7-4, §7.12-2, §7.12(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 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 proposed use is to be located in an R4 General Residence District; that on September 18, 1987 the Board approved the establishment of an off-site accessory parking lot at 745 E. Bowen Avenue to satisfy the parking requirements for a proposed church building located at 4138 S. Cottage Grove Avenue, Cal. No. 192-87-S; that the property in question cannot yield a reasonable return not 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 front yard variation is necessitated by the applicant's need to provide the maximum amount of parking on the subject site; that a 20% reduction of the required parking spaces for the proposed 460-seat church at 4138 S. Cottage Grove Avenue is reasonable in this case in that many of the parishioners live within walking distance of the site; that the plight of the owner is due to the necessity of providing 30 parking spaces on the site; that the proposed parking lot with no front yard 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

MINUTES OF MEETING

September 18, 1987

Cal. No. 193-87-Z

upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of a parking lot for 30 automobiles with no front yard instead of 15 feet, on premises at 745 E. Bowen Avenue, and to permit the erection of a 460-seat church at 4138 S. Cottage Grove Avenue with off-street parking for 30 instead of 38 automobiles, 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: White Castle System, Inc.
 APPEARANCES FOR: Keith Maxfield
 APPEARANCES AGAINST:

CAL. NO. 194-87-S
 MAP NO. 26-E
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 10301 S. Michigan Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, White Castle System, Inc. for Rakhra Illinois E-Z-GO Stations Three, Inc., owner, on August 17, 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 restaurant, in a B4-2 Restricted Service District, on premises at 10301 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 21, 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, §8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that it is proposed to construct a White Castle restaurant on the subject site formerly used as a gasoline station and to provide drive-through service in conjunction with said use; that the proposed drive-through use is necessary for the public convenience at this location to provide an additional service necessary in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision for lighted directional signs; and that the proposed use is compatible with the existing business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of a drive-through facility in conjunction with a proposed restaurant, on premises at 10301 S. Michigan Avenue, upon condition that lighted directional signs shall be placed at the ingress and egress to the drive-through facility; that the alley abutting the site to the east shall not be used for ingress nor for egress; 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: Ameritech Mobile Communications, Inc.
 APPEARANCES FOR: Richard Connor Riley
 APPEARANCES AGAINST: Edna Maschgm

CAL. NO. 195-87-S
 MAP NO. 3-F
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 1220 N. State Parkway
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Ameritech Mobile Communications, Inc., for Cosmopolitan Bank of Chicago, Tr. #26353, owner, on August 14, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of cellular antennas on the roof and the installation of cellular telephone equipment in the basement of a 17-story apartment hotel building for use by a cellular mobile telephone service business, in an R7 General Residence District, on premises at 1220 N. State Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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, §7.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 1987; and

WHEREAS, the district maps show that the premises are located in an R7 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 R7 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 proposed use is necessary for the public convenience at this location to meet the public demand for mobile communication systems; that the public health, safety and welfare will be adequately protected in the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antennas will not interfere with other public transmissions or home electrical systems in the neighborhood; that the proposed antennas and transmission equipment is self-monitored; and that the 7 feet high antennas will be compatible with the existing improvements on the roof of the subject site 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

MINUTES OF MEETING

September 18, 1987

Cal. No. 195-87-S

Zoning Administrator is authorized to permit the erection of cellular antennas on the roof and the installation of cellular telephone equipment in the basement of a 17-story apartment building for use by a cellular mobile telephone service business, on premises at 1220 N. State Parkway, upon condition that the equipment in the basement and antennas shall be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions; that the proposed transmission equipment and antennas and the use thereof shall be operated in compliance with the regulations of the Federal Communications Commission; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: McDonald's Corporation, a Delaware Corporation
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 196-87-S
 MAP NO. 13-I
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 3144-58 W. Foster Avenue and 5201-29 N. Kedzie Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

THE RESOLUTION:

WHEREAS, McDonald's Corporation, a Delaware Corporation, for The Evangelical Covenant Church of America and North Park College and Theological Seminary and Constantino S. Galura and Melendrina B. Galura, owners, on August 20, 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 restaurant, partly in a B4-2 Restricted Service District and partly in a C1-2 Restricted Commercial District, on premises at 3144-58 W. Foster Avenue and 5201-29 N. Kedzie Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 1987; and

WHEREAS, the district maps show that the premises are located partly in a B4-2 Restricted Service District and partly 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 conditions of fact: that the proposed use is to be located partly in a B4-2 Restricted Service District and partly in a C1-2 Restricted Commercial District; that it is proposed to construct a McDonald's Restaurant on the subject site and to provide drive-through service in conjunction with said use; that the proposed drive-through facility is necessary for the public convenience at this location to provide an additional service prevalent in today's fast food operations; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed drive-through facility with provision for the following: directional ingress and egress signs, a 6 feet high solid wood fence along the east lot line to screen the facility from residential property abutting the facility, hours of operation to be limited to the hours between 6 A.M. and 11 P.M., Sundays through Thursdays and from 6 A.M. through 12 Midnight, Fridays and Saturdays; and that the proposed use which replaces an existing McDonald's Restaurant located at 3157 W. Foster Avenue 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

MINUTES OF MEETING

September 18, 1987

Cal. No. 196-87-S

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 drive-through facility in conjunction with a proposed restaurant, on premises at 3144-58 W. Foster Avenue and 5201-29 N. Kedzie Avenue, upon condition that the ingress to and egress from the drive-through portion of the facility shall be determined by the Bureau of Traffic Engineering and Operations; that lighted directional signs shall be erected at the established entrance and exit to the site; that the driveways shall be constructed in accordance with applicable ordinances; that a 6 feet high solid wood fence shall be erected along the east lot line to screen the facility from residential property abutting the site; that the hours of operation shall be limited to the hours between 6 A.M. and 11 P.M., Sundays through Thursdays and from 6 A.M. through 12 Midnight, Fridays and 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 808

APPLICANT: Waste Management of Illinois, Inc.
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST: Percy Perkins, et al.

CAL NO. 197-87-S
 MAP NO. 34-E
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 13501-33 S. Indiana Avenue and 200-12 E. 135th Place
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Waste Management of Illinois, Inc., owner, on August 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Class II Recycling Facility area for the collection, temporary storage and minimal processing of recyclable materials such as glass, paper, wood and scrap metal, in an M1-1 Restricted Manufacturing District, on premises at 13501-33 S. Indiana Avenue and 200-12 E. 135th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 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, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on August 31, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that on February 11, 1987 the City Council passed an ordinance establishing a new solid waste management program that provides definitions of recycling facilities; that the applicant proposes to establish a Class II Recycling facility at the subject site which was previously occupied by a waste transfer facility; that the proposed recycling facility will be leased to and operated by The Resource Center, an Illinois not-for-profit corporation; that the proposed operation will involve the collection, temporary storage and minimal processing of such recyclable materials such as glass, paper, tin cans and wood; that the recyclable materials are brought to the site by individuals, sorted and placed into enclosed shipping containers for delivery three times a week to manufacturers; that all separation and processing of materials will take place in an existing enclosed structure on the site; that the hours of operation will be from 9 A.M. to 2:30 P.M., Mondays through Saturdays; that the proposed use is necessary for the public convenience at this location in that it provides an essential ecological service for an urbanized society; that the public health, safety and welfare will be adequately protected in the proposed operation in that no materials will be allowed to remain on the premises longer than 30 days; that no wet garbage or ferrous metals will be accepted at the

MINUTES OF MEETING

September 18, 1987

Cal. No. 197-87-S

site; that the use shall meet all standards for such operation established by the Environmental Division of the Department of Consumer Services of the City of Chicago; that the use of the premises as a Class II Recycling facility is compatible with the existing industrial character of the locality, and is sufficiently removed from residential property so as not to 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 Class II Recycling facility area for the collection, temporary storage and minimal processing of recyclable materials such as glass, paper, wood and scrap metal, on premises at 13501-33 S. Indiana Avenue and 200-12 E. 135th Place, upon condition that the subject site shall be enclosed by an 8 feet high chain link fence; that ingress to the facility shall be from a driveway installed at the southeast corner of the site and egress from the existing driveway at the southwest corner; that the hours of operation shall be limited to the hours between 9 A.M. and 2:30 P.M., Mondays through Saturdays; that the proposed facility shall be securely locked at all times when not in operation; that no wet garbage or ferrous metals shall be accepted at the facility; that the use shall meet all standards for such operation established by the Environmental Division of the Department of Consumer Services of the City of Chicago; 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 the heretofore approved use of the premises as a Class II Recycling facility shall be subject to the condition that the Zoning Board of Appeals shall undertake a review of this matter in the fall of 1988 for the purpose of determining whether the lessee in operating in the community under the conditions of this resolution and whether or not modifications are necessary in order to continue to protect the public health, safety and welfare.

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

APPLICANT: D.L.G. Development, Inc.

CAL. NO. 198-87-Z

APPEARANCES FOR:

MAP NO. 2-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 18, 1987

PREMISES AFFECTED— 1526-28 W. Jackson Boulevard

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

ACTION OF BOARD—

Case continued to
October 16, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Dennis Manabat
 APPEARANCES FOR: Dennis Manabat
 APPEARANCES AGAINST:

CAL. NO. 199-87-A
 MAP NO. 7-I
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 3033 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Dennis Manabat, owner, on August 4, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the dwelling unit on the 1st floor of a three-story brick three-dwelling unit building, in a B4-1 Restricted Service District, on premises at 3033 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 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 September 18, 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 said use is located in a B4-1 Restricted Service District; that the three-story brick building on the subject site has been occupied as three dwelling units since prior to the time of passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three dwelling units, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify the dwelling unit on the first floor of a three-story three-dwelling unit building, on premises at 3033 W. Belmont 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.

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

APPLICANT: Little Bits Bargains
 APPEARANCES FOR: Mary Baisden
 APPEARANCES AGAINST:

CAL. NO. 200-87-A
 MAP NO. 4-F
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 717 W. Roosevelt Road

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Little Bits Bargains, for Nettie Martin, owner, on August 18, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a second-hand dealer license for the sale of used clothing and accessories in conjunction with the sale of similar new articles in a store in a three-story brick store and apartment building, in a B3-5 General Retail District, on premises at 717 W. Roosevelt Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 13, 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 September 18, 1987; and

WHEREAS, the district maps show that the premises are located in a B3-5 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 B3-5 General Retail District; that the appellant operates a retail clothing and accessories business in the store in the three-story brick store and apartment building on the subject site and desires to sell, as an accessory use, used clothing and accessories; that the used clothing and accessories operation will consist of 40% of the total business operation at the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a second-hand dealer license for the sale of used clothing and accessories, as an accessory use only, in conjunction with the sale of similar new articles in a store in a three-story brick store and apartment building, on premises at 717 W. Roosevelt Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Frank Ontiveros

CAL. NO. 201-87-A

APPEARANCES FOR: None

MAP NO. 10-H

APPEARANCES AGAINST:

MINUTES OF MEETING
September 18, 1987

PREMISES AFFECTED— 4559 S. Hermitage Avenue

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

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

APPLICANT: Columbus Blakes
 APPEARANCES FOR: Columbus Blakes
 APPEARANCES AGAINST:

CAL. NO. 202-87-A
 MAP NO. 4-J
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 3842 W. 14th 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Columbus Blakes, owner, on July 28, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a grocery store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3842 W. 14th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 16, 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, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 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 proposed use is to be located in an R4 General Residence District; that the non-conforming store in the two-story brick store and apartment building on the subject site was occupied by a grocery store operated by the appellant, which use was discontinued about three years ago due to fire damage; that the appellant has spent the intervening period readying the store for occupancy; that there was no intent to abandon the use of the store as a grocery store; 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 re-establishment of a grocery store in a two-story brick store and apartment building, on premises at 3842 W. 14th Street, upon condition that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Seretha Welch
 APPEARANCES FOR: Seretha Welch
 APPEARANCES AGAINST: Barbara A. Molden

CAL. NO. 203-87-A
 MAP NO. 3-K
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 4353 W. Augusta Boulevard

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

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

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

THE RESOLUTION:

WHEREAS, Seretha Welch, for Jose Rodriguez, owner, on August 17, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a video rental business in a 1 and 2-story brick store and apartment building, in an R3 General Residence District, on premises at 4353 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 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 September 18, 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 non-conforming store in the one and two-story brick store and apartment building on the subject site has been closed for more than one year; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Gilbert Sanchez
 APPEARANCES FOR: Gilbert Sanchez
 APPEARANCES AGAINST:

CAL. NO. 204-87-A
 MAP NO. 6-J
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 2551-53 S. Spaulding 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Gilbert Sanchez, owner, on July 29, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit body repair and painting in conjunction with an automobile repair shop in a one-story brick garage building, in a B5-2 General Service District, on premises at 2551-53 S. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 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, §8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987; 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-story brick garage building on the subject site has been occupied by an automobile repair shop, including body repair and painting since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is 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 body repair and painting in conjunction with an automobile repair shop in a one-story brick garage building, on premises at 2551-53 S. Spaulding Avenue, 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: Aldolfo Estrada
 APPEARANCES FOR: Aldolfo Estrada
 APPEARANCES AGAINST: Maria Dominguez

CAL. NO. 205-87-A
 MAP NO. 6-I
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 2533 S. Troy 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Aldolfo Estrada, for Arturo Estrada, owner, on August 20, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a machine shop in a two-story brick building, in an R4 General Residence District, on premises at 2533 S. Troy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 19, 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, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 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 proposed use is to be located in an R4 General Residence District; that the appellant seeks to establish an automobile repair shop, including body repair, in the subject building; that on December 14, 1979 the Board approved the establishment of an automobile body repair shop in the subject building in Cal. No. 325-79-A; that an automobile body repair shop has been in continuous operation at the subject site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop including body repair only, on premises at 2533 S. Troy Street, upon condition that no vehicles which have been repaired or are awaiting repairs shall be parked on the city streets, public alleys or parkways and that all vehicles which have been repaired or are awaiting repairs shall be stored on the premises; that all repair work shall be done within the building on the subject site; that there shall be no painting of vehicles on the subject site; that there shall be no sale of vehicles from the subject site; that the hours of operation shall be limited to the hours between 8:30 A.M. and

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Cal. No. 205-87-A

5:30 P.M., Mondays through Fridays and 10 A.M. and 2 P.M., Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Michael Lustig
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 176-87-A
MAP NO. 3-E
MINUTES OF MEETING
September 18, 1987

PREMISES AFFECTED— 34 E. Elm Street

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

ACTION OF BOARD—

Case continued to
October 16, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Butternut Square Associates

CAL. NO. 120-87-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

September 18, 1987

PREMISES AFFECTED— 1435-71 W. Webster Avenue and 1406-62 W. Shakespeare Avenue

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

ACTION OF BOARD—

Case continued to
October 16, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: St. Pascal Association
 APPEARANCES FOR: Edward J. Burke
 APPEARANCES AGAINST:

CAL. NO. 139-87-S
 MAP NO. 3-H
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 1645 W. LeMoyne Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, St. Pascal Association, for 1st Bethlehem Lutheran Evangelical School, owner, on June 12, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center providing meals and laundry services to indigent persons on the first floor of a three-story brick former school building, in an R4 General Residence District, on premises at 1645 W. LeMoyne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 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, §7.12-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 1987 after due notice thereof by publication in the Chicago Tribune on June 29, 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 proposed use is to be located in an R4 General Residence District; that the applicant is a not-for-profit association managed by the Franciscan Fathers and is involved in serving the poor; that the applicant is the contract purchaser of the subject premises, a vacant parochial school, from the 1st Bethlehem Evangelical Lutheran Church located at 1655-59 W. LeMoyne Street; that the applicant seeks to convert the former school building into a community center providing counselling, meals, laundry and clothing distribution to the poor and indigent in the community; that it is proposed to serve meals in two shifts to approximately 150 persons daily; that all laundry services are done by the on-site staff; that it is also proposed to provide a chapel, administrative offices for the association, and permanent residences for the association director and four volunteer staff personnel; that overnight lodging is not provided for visitors to the proposed facility; that funding of the proposed facility is provided by private donations and the Archdiocese of the City of Chicago; that the proposed facility is necessary at this location to provide a needed service in the community; that approximately 75% of the persons to be served at the site are from the immediate area; that the public health, safety and welfare will be adequately protected in the

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Cal. No. 139-87-S

design and operation of the proposed use which shall meet all applicable provisions of the municipal ordinances governing the establishment of such charity institutions; and that the use of the subject premises as a community center is consistent with its previous use as a school 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 community center providing meals and laundry services to indigent persons on the first floor of a three-story brick former school building, on premises at 1645 W. LeMoyne 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 for the purpose requested until the building complies with all applicable code regulations; 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 the granting of this special use runs only to the applicant herein and if said applicant vacates the subject property or transfers the community center 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 community center providing counselling, meals and laundry services to the poor and indigent, as stated by the applicant and delineated herein, shall cause the special use granted herein to immediately become null and void.

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

APPLICANT: St. Pascal Association
 APPEARANCES FOR: Edward J. Burke
 APPEARANCES AGAINST:

CAL. NO. 140-87-A
 MAP NO. 3-H
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 1645 W. LeMoyne 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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, St. Pascal Association, for 1st Bethlehem Lutheran Evangelical School, owner, on June 12, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a proposed community center with no provision for two on-site employee parking spaces, in an R4 General Residence District, on premises at 1645 W. LeMoyne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 19, 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, §7.12-1(8)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 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 proposed use is to be located in an R4 General Residence District; that on September 18, 1987, in Cal. No. 139-87-S, the Board approved the establishment of a community center providing meals and laundry services to the poor and indigent in the three story brick former parochial school building on the subject site; that said use will be operated by a director and four volunteer staff personnel; that the parochial school building was built prior to the passage of the 1923 zoning ordinance and pre-existed any off-street parking requirements; that said school employed up to 12 persons; that under §5.8-1(3) of the zoning ordinance, the proposed community center requires no employee off-street parking; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit a proposed community center with no provision for two on-site employee parking spaces, on premises at 1645 W. LeMoyne 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: William C. Dec

CAL. NO. 289-86-Z

APPEARANCES FOR: Kevin Reilley

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING

September 18, 1987

PREMISES AFFECTED— 1601-17 N. Sedgwick Street

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Society For Visual Education, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: John Quall, Angela Skwarski

CAL. NO. 170-87-S
 MAP NO. 7-G
 MINUTES OF MEETING
 September 18, 1987

PREMISES AFFECTED— 2740-42 N. Wayne Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, The Society For Visual Education, Inc., owner, on July 20, 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 an R4 General Residence District, on premises at 2740-42 N. Wayne Avenue, to serve a business located at 1345 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.3-4, §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 September 18, 1987 after due notice thereof by publication in the Chicago Tribune on July 27, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that a parking lot is necessary for the public convenience at this location to provide employee parking for the applicant business located across a public alley at 1345 W. Diversey Parkway; 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 use of the site as a parking lot will help alleviate parking congestion 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 2740-42 N. Wayne Avenue, to serve a business located at 1345 W. Diversey Parkway, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to the employees of the applicant company located at 1345 W.

MINUTES OF MEETING

September 18, 1987

Cal. No. 170-87-S

Diversey Parkway and that no commercial vehicles shall be parked upon said lot at any time; that a 1-1/2 foot access-way shall be provided along the south property line to allow access for the abutting residential property; that a 6 feet high solid wood ornamental fence set back 1-1/2 feet from the south property line and running from 13 feet of the front lot line to the rear alley shall be provided to screen the facility from the adjoining residential property; that a 6 feet high chain link fence shall be provided along the north and west property lines excepting the entrance and exit; that brick pavers shall be provided in the 12.84 feet front yard which shall be raised to a sufficient height so as to prevent automobile parking in the said 12.84 feet front yard; that a 6 feet high ornamental iron fence shall be erected on the east property line; that the parking area shall be improved with a compacted macadam base, not less than four inches thick, and surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer located within the center of the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking stalls shall be designated by striping; that lighting shall be provided that reflects away from the abutting residential property; that ingress and egress shall be from the abutting alleys, provided a waiver of the alley barrier requirement is obtained from the City Council; that the parking lot shall be securely locked by an appropriate device at all times when not in use by the applicant company; that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of the resolution have been complied with.

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

APPLICANT: Society For Visual Education, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: John Quall, Angela Skwarski

CAL. NO. 171-87-Z
 MAP NO.
 MINUTES OF MEETING

PREMISES AFFECTED— 2740-42 N. Wayne Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, The Society For Visual Education, owner, on July 20, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a parking lot with a 12.84 feet front yard instead of 15 feet, on premises at 2740-42 N. Wayne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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, §7.3-4, §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 September 18, 1987, after due notice thereof by publication in the Chicago Tribune on July 27, 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 proposed use is to be located in an R4 General Residence District; that on September 18, 1987, in Cal. No. 170-87-S, the Board approved, under certain conditions, the establishment of an off-site accessory parking lot for the parking of private passenger automobiles on the subject site by employees of the applicant company located at 1345 W. Diversey Parkway; 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 front yard variation is necessary to maximize the use of the available space for parking; that the plight of the owner is due to unique circumstances in that two parking spaces would be lost if the slightly more than two feet front yard variation were not granted; and that the variation, if granted, will not alter the essential character of the locality in that the proposed 12.84 feet front yard will be in line with the front yard of the adjoining residence; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment

MINUTES OF MEETING

September 18, 1987

Cal. No. 171-87-Z

of a parking lot with a 12.84 feet front yard instead of 15 feet, on premises at 2740-42 N. Wayne Avenue, upon condition that the 12.84 feet front yard shall be improved and maintained herewith as set forth in the resolution approved by the Zoning Board of Appeals on September 18, 1987, in Cal. No. 170-87-S.

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

APPLICANT: Charles Ifergan

CAL. NO. 94-87-Z

APPEARANCES FOR:

MAP NO. 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING

September 18, 1987

PREMISES AFFECTED— 38 E. Schiller Street

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

ACTION OF BOARD—

Case continued to
October 23, 1987.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

September 18, 1987

Cal. No. 94-86-Z

Mr. David Trent Zilmer, for Robert W. and Sandra H. Thomas, owners, presented a request for an extension of time in which to obtain necessary building permits for the erection of a three-story single family residence, whose front yard will be 12.11 feet instead of 15 feet and with no north and south side yards instead of 2.5 feet each, on premises at 2039 N. Mohawk Street, which variations were approved by the Zoning Board of Appeals on July 18, 1986 in Cal. No. 94-86-Z.

Mr. Zilmer stated that due to delays of varying nature, the time involved in preparing the construction documents for the single family residence has become more than anticipated.

Vice Chairman Kennon moved that the request for an extension of time be granted and the time extended to December 18, 1987 in order to obtain necessary building permits. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

September 18, 1987

Mr. Rios moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on October 23, 1987.

Marion Rest
Secretary