

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 19, 1988

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

The following were present and constituted a quorum:

Lawrence E. Kennon
Chairman

James E. Caldwell
Roula Alakiotou

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Chairman Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 15, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, 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: Peter Amelse
 APPEARANCES FOR: Peter Amelse
 APPEARANCES AGAINST:

CAL. NO. 161-88-Z
 MAP NO. 17-I
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 2820 W. Greenleaf 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Peter Amelse, owner, on June 17, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a two-story 16 feet by 26 feet addition to the rear of a two-story single-family residence, whose side yards will be 3 feet each instead of combined side yards of 9.6 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 2820 W. Greenleaf Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2(2), §11.7-4(1)(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 32 feet by 123 feet lot improved with a one and two-story brick single family residence; that the applicant proposes to erect a two-story 16 feet by 26 feet addition to the rear of the residential structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition, consisting of a family room and additional bedrooms, is necessary to meet the lifestyle needs of the applicant and his family; that the plight of the owner is due to the size of the subject lot which necessitates the variations requested; and that the variations, if granted, will not alter the essential character of the locality in that the existing side yards will be maintained and that the addition will not impair an adequate supply of light and air to adjacent residential 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

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a two-story 16 feet by 26 feet addition to the rear of a one and two-story single-family residence, whose side yards will be 3 feet each instead of combined side yards of 9.6 feet and whose total floor area ratio will be 0.65 instead of 0.50, on premises at 2820 W. Greenleaf 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: Eva Field
 A. PARANCES FOR: Eva Field
 APPEARANCES AGAINST:

CAL. NO. 162-88-Z
 MAP NO. 3-H
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 1630 W. Pierce 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Eva Field, for Austin Bank, Tr. #6392, owner, on June 22, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, dormer additions to the 2nd floor of the rear one-and-a-half story brick residence and the erection of a 5 feet wide roofed-over connection at the 1st floor level to the front two-story brick two-dwelling unit building, with no west side yard instead of 2.4 feet and which additions will be located in the required 30 feet rear yard and whose floor area will increase by not more than 15% of the total floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1630 W. Pierce Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4, §7.8-4, §7.9-4; §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; 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 October 30, 1986, the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(7) of the zoning ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by any amount not to exceed 15 percent of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the subject site is improved with a two-story two-dwelling unit building on the front of the lot and a one-and-a-half story coach house-type single family residence on the rear of the lot; that the applicant proposes to erect a 5 feet wide roofed-over connection at the first floor level on the west side of the lot to the residential building on the front of the lot, and to erect an approximately 424 square feet second floor dormer addition to the one-and-a-half story coach house building

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on the rear of the lot, which will result in a maximum 15 percent increase in the total amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed dormer addition is necessary in the rehabilitation of the existing coach house structure into a modern livable residence; that the plight of the owner is due to two principal buildings on the lot which necessitates the 5 feet wide roofed-over connection; and that the variations, if granted, will be compatible with the existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit dormer additions to the second floor of the rear one-and-a-half story brick residence and the erection of a 5 feet wide roofed-over connection at the first floor level to the front two-story brick two-dwelling unit building, with no west side yard instead of 2.4 feet and which additions will be located in the required 30 feet rear yard and whose floor area will increase by not more than 15 percent of the total floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1630 W. Pierce 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: Nicholas P. Black
 APPEALANCES FOR: John J. Pikarski, Jr.
 APPEALANCES AGAINST: Joanne Keto, et al.

CAL. NO. 163-88-Z
 MAP NO. 15-M
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 5779-87 N. Milwaukee Avenue and 5815 N. Austin 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
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Nicholas P. Black, for American National Bank & Trust Co. of Chicago, Tr. #104043-09, owner, on June 24, 1988, filed an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a one-story L-shaped retail shopping center building on an irregularly shaped lot, with no provision for a 20 feet by 20 feet transitional yard setback at the northwest corner of the lot as required when abutting an R2 Single-Family Residence District, on premises at 5779-87 N. Milwaukee Avenue and 5815 N. Austin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1988 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, §8.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; 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 proposes to construct a 14 feet high 1-story L-shaped shopping center building containing 9,400 square feet to be utilized as 9 retail stores on the subject 19,465 square feet lot, with no provision for a 20 feet by 20 feet transitional yard setback at the northwest corner of the lot as required when abutting an R2 Single-Family Residence District; that the abutting two-story residence at 5817 W. Austin Avenue has a front yard of approximately 12 feet; that the applicant testified that the property in question cannot yield a reasonable return without the requested variation in that provision of said transitional yard setback would require reduction of the proposed building by 800 square feet in order to make the building architecturally and functionally adequate, thereby reducing the building to 8 stores and making the project economically unfeasible; that the plight of the owner is due to the unique shape of the subject lot; and that the granting of the variation will not alter the essential character of the locality; and

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WHEREAS, the Board finds that the granting of the requested variation would effectively permit the proposed building to be located only 1 foot east of the entire Austin Avenue frontage; that the residential building adjoining to the north has a 12 feet front yard with the balance of residences on the block having similar front yards; that the granting of the variation would create a sharp contrast to the existing yards on Austin Avenue and therefore would alter the essential character of the locality; that the Board feels that provision of a 10 feet setback from Austin Avenue running perpendicularly from the north lot line to Milwaukee Avenue, which would result in a building loss of less than 300 square feet than proposed, is a reasonable alternative and as such would not alter the essential character of the locality or be injurious to the other improvements in the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story L-shaped retail shopping center building on an irregularly shaped lot, with no provision for a 20 feet by 20 feet transitional yard setback at the northwest corner of the lot, on premises at 5779-87 N. Milwaukee Avenue and 5815 N. Austin Avenue, upon condition that a 10 feet setback from the Austin Avenue property line running perpendicularly from the north lot line to Milwaukee Avenue shall be provided; 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: Quandee Semrow, d/b/a City Pets, Inc.

CAL NO. 164-88-S

APPEARANCES FOR:

MAP NO. 9-G

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3454 N. Southport Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 16, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Harold Dinnon, Dorothy & Richard Pooler, Sr.
 A. ARANCES FOR: Eva Moran
 APPEARANCES AGAINST:

CAL. NO. 165-88-S
 MAP NO. 10-I
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 2501 W. Pershing Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Harold Dinnon, Dorothy & Richard Pooler, Sr., as Dinpool, Inc., as amended, for Bank of Ravenswood, Tr. #25-9190, owner, on June 16, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a one-story brick and frame building, in an R3 General Residence District, on premises at 2501 W. Pershing Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 1988 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, §6.5-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a one-story brick and frame building containing an existing tavern in the front of the building and a dwelling unit at the rear; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for the past 27 years; that the applicants, as Dinpool, Inc., propose to continue to operate the existing tavern under a new license; that the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicants propose to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation

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of an existing tavern in a one-story brick and frame building, on premises at 2501 W. Pershing Road, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 2 A.M. ; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicants Harold Dinnon and Dorothy and Richard Pooler, Sr., or their corporation Dinpool, Inc., as licensee, and that a change of licensee shall render the special use granted herein null and void; and be it further

RESOLVED, that the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the zoning ordinance.

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

PETITIONER: New Progressive Missionary Baptist Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 9426-34 S. Perry Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 16, 1988.

CAL. NO. 166-88-S

MAP NO. 22-F

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THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: New Progressive Missionary Baptist Church
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 167-88-Z
MAP NO. 22-F
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PREMISES AFFECTED— 9426-34 S. Perry Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
September 16, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Zion Temple Church of God in Christ
APPEARANCES FOR:
APPEARANCES AGAINST:
PREMISES AFFECTED— 1414 S. Pulaski Road
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 168 88-S
MAP NO. 4-K
MINUTES OF MEETING
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Case continued to
October 21, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Zion Temple Church of God in Christ

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 1404-10 S. Pulaski Road

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 21, 1988.

CAL NO. 169-88-S

MAP NO. 4-K

MINUTES OF MEETING
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THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: GTB Bible Center
 APPEARANCES FOR: Cary Levin
 APPEARANCES AGAINST:

CAL. NO. 170-88-S
 MAP NO. 24-E
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 10012-24 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, GTB Bible Center, owner, on June 23, 1988, filed an application for the approval of the location and the erection of a 380-seat church building, in a C1-1 Restricted Commercial District, on premises at 10012-24 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1988 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the applicant church is presently located at 633 E. 75th Street; that a church is necessary at the subject site to continue to meet the needs of the growing congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide needed services in the community and which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; that the proposed church is located in a sparsely improved commercial district and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the erection of a 380-seat church building, on premises at 10012-24 S. Michigan Avenue, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking area shall be enclosed, excepting the driveway, on the east, north and west lot lines with a 6 feet high chain link fence; that

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concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided; that ingress and egress to the parking area shall be from S. Michigan 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 hours of the parking area shall be limited to the hours when services and other activities are being conducted by the applicant church and that the parking area 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: Pickens Memorial Temple Church of God in Christ
 APPEARANCES FOR: Arthur R. Nayer
 APPEARANCES AGAINST:

CAL. NO. 171-88-Z
 MAP NO. 14-F
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 5653-59 S. Union 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Pickens Memorial Temple Church of God in Christ, owner, on July 7, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story 298-seat church building, whose front yard will be 5 feet instead of 20 feet, whose side yards will be 8 feet instead of 12 feet each, whose rear yard will be 2.52 feet instead of 30 feet and whose floor area ratio will be approximately 1.1 instead of 0.7, on premises at 5653-59 S. Union Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-3, §7.7-3, §7.8-3, §7.9-3, §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the applicant proposes to construct a two-story brick church at the subject site to replace their existing church located at 5737 S. Union Avenue; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to construct a church building of sufficient size to provide proper pastoral and supportive community service facilities to the growing congregation; that the plight of the owner is due to the space requirements of the proposed building needed to provide such facilities; and that the variations, if granted, will not alter the essential character of the locality in that the proposed church is located in an area in which the majority of the improvements do not comply with the front and side yard requirements of the zoning ordinance; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story 298-seat church building, whose front yard will be 5 feet instead of 20 feet, whose side yards will be 8 feet instead of 12 feet each, whose rear yard will be 2.52 feet instead of 30 feet and whose floor area ratio will be approximately 1.1 instead of 0.7, on premises at 5653-59 S. Union Avenue, upon condition that off-site parking shall be provided at 5701-03 S. Union Avenue and 5700 S. Union Avenue as per Cal. Nos. 172-88-S and 174-88-S respectively; 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

PETITIONER: Pickens Memorial Temple Church of God in Christ
APPEARANCES FOR: Arthur R. Nayer
APPEARANCES AGAINST:

CAL. NO. 172-88-S
MAP NO. 14-F
MINUTES OF MEETING
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PREMISES AFFECTED— 5701-03 S. Union 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Pickens Memorial Temple Church of God in Christ, for City of Chicago, owner, on July 7, 1988, 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 R3 General Residence District, on premises at 5701-03 S. Union Avenue, to satisfy the parking requirements for a proposed 298-seat church at 5653-59 S. Union Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-3, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on August 19, 1988 in Cal. No. 171-88-Z the Board approved the erection of a 2-story 298-seat church building at 5653-59 S. Union Avenue; that the proposed parking lot is necessary for the public convenience at the subject site to partially satisfy the parking requirements for the 298-seat church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located directly south of the proposed church site across W. 57th Street; that the proposed parking lot will 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 approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, containing 20 parking spaces, on

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Cal. No. 172-88-S

premises at 5701-03 S. Union Avenue, to partially satisfy the parking requirements for a proposed 298-seat church at 5653-59 S. Union Avenue, upon condition that no use shall be made of the premises for the use requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a decorative fence shall be erected on the east, west and north lot lines, excepting driveways; that a decorative slatted fence shall be erected along the south lot line to screen the facility from abutting residential property; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking space shall be designated by striping; that concrete wheel stops shall be provided; that lighting shall be provided deflecting away from residential property; that ingress and egress shall be from W. 57th Street; 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 lot shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order and with §5.8-5 of the zoning ordinance.

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

PETITIONER: Pickens Memorial Temple Church of God in Christ
APPEARANCES FOR: Arthur R. Nayer
APPEARANCES AGAINST:

CAL. NO. 173-88-Z
MAP NO. 14-F
MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 5701-03 S. Union 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Pickens Memorial Temple Church of God in Christ, for City of Chicago, owner, on July 7, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a proposed parking lot with no front yard instead of 20 feet, on premises at 5701-03 S. Union Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago; specifically, §7.7-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on August 19, 1988, the Board approved the establishment of an off-site accessory parking lot at the subject site to partially satisfy the parking requirements for a proposed church at 5653-59 S. Union Avenue; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to effectively utilize the subject site as a parking lot; that the plight of the owner is due to the need to use the entire length of the lot for maximum capacity; and that the parking lot with provision for fencing and landscaping will be compatible with the majority of the existing improvements in the area which do not comply with the front yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a proposed parking lot with no front yard instead of 20 feet, on premises at 5701-03 S. Union Avenue.

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

APPLICANT: Pickens Memorial Temple Church of God in Christ
APPEARANCES FOR: Arthur R. Nayer
APPEARANCES AGAINST:

CAL. NO. 174-88-S
MAP NO. 14-F
MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 5700 S. Union 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
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Pickens Memorial Temple Church of God in Christ, owner, on July 7, 1988, 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 R3 General Residence District, on premises at 5700 S. Union Avenue, to satisfy the parking requirements for a proposed 298-seat church at 5653-59 S. Union Avenue, and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.4-3, §7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on August 19, 1988, in Cal. No. 171-88-Z, the Board approved the erection of a two-story 298-seat church building at 5653-59 S. Union Avenue and the establishment of an off-site accessory parking lot for 20 automobiles at 5701-03 S. Union Avenue to partially satisfy the parking requirements for said church in Cal. No. 172-88-S; that the proposed parking lot for 6 automobiles is necessary for the public convenience at the subject site to satisfy the remaining parking requirements for said 298-seat church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot is located kitty-corner to the proposed church; that the proposed parking lot will 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 approve the establishment of an off-site accessory parking

MINUTES OF MEETING

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Cal.No. 174-88-S

lot containing 6 parking spaces, for the parking of private passenger automobiles, on premises at 5700 S. Union Avenue, to partially satisfy the parking requirements for a proposed 298-seat church at 5653-59 S. Union Avenue, upon condition that no use shall be made of the premises for the use requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a decorative fence shall be erected on the north, east and west lot lines, excepting at the ingress and egress; that a decorative slatted fence shall be erected along the south lot line to screen the facility from abutting residential property; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that each parking space shall be designated by striping; that lighting shall be provided deflecting away from abutting residential property; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order and with §5.85 of the zoning ordinance.

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

APPLICANT: Pickens Memorial Temple Church of God in Christ
APPEARANCES FOR: Arthur R. Nayer
APPEARANCES AGAINST:

CAL. NO. 175-88-Z
MAP NO. 14-F
MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 5700 S. Union 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
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Pickens Memorial Temple Church of God in Christ, owner, on July 7, 1988, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, a proposed parking lot with no front yard instead of 20 feet, on premises at 5700 S. Union Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 23, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-3, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on August 19, 1988 in Cal. No. 174-88-S, the Board approved the establishment of an off-site accessory parking lot for 6 automobiles at the subject site to partially satisfy the parking requirements for a proposed church at 5653-59 S. Union Avenue; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variation requested is necessary to effectively utilize the subject site as a parking lot; that the plight of the owner is due to the need to use the entire length of the lot for maximum capacity; and that the parking lot with provision for fencing and landscaping will be compatible with the majority of the existing improvements in the area which do not comply with the front yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a proposed parking lot with no front yard instead of 20 feet, on premises at 5700 S. Union Avenue.

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

APPLICANT: Paul R. Goralka
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 176-88-Z
 MAP NO. 14-N
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 5809 S. Nordica 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
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Paul R. Goralka, for Villa Park Trust and Savings Bank, Tr. #1438, owner, on July 6, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, a 2nd floor hobby and storage area addition to a 20 feet by 22 feet detached accessory garage on the rear of a lot improved with a one-and-a-half story brick residence, which addition with a height of approximately 20.5 feet is located in the required 30 feet rear yard, on premises at 5809 S. Nordica Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 16, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.8-2, §7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the applicant has erected a second floor hobby and storage area addition to a 20 feet by 22 feet detached accessory garage located on the rear of his lot, which addition is not a permitted obstruction in the required rear yard, and is now seeking a variation to vertically encroach into the required rear yard in order to secure the necessary building permit; 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 addition is necessary to provide an area where the applicant can conduct his ceramics hobby; that the plight of the owner is due to unique circumstances in that although the use of the proposed addition which rises to a height of 20.5 feet is a permitted accessory use, it is not a permitted obstruction in the required rear yard; and that the variation, if granted, will not greatly alter the essential character of the locality nor impair an adequate supply of light and air to adjoining property in that the addition is tastefully constructed and set-back from the side lot lines and abuts a 16 feet public alley; it is therefore

MINUTES OF MEETING

August 19, 1988

Cal. No. 176-88-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a second floor hobby and storage area addition to a 20 feet by 22 feet detached accessory garage on the rear of a lot improved with a one-and-a-half story brick residence, which addition with a height of approximately 20.5 feet is located in the required 30 feet rear yard, on premises at 5809 S. Nordica 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: Kenneth R. Stevens

CAL. NO. 177-88-Z

A. APPEARANCES FOR:

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1988

PREMISES AFFECTED— 845-55 W. Gunnison Street

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

ACTION OF BOARD—

Case continued to
September 16, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

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

APPLICANT: Laurence Warshaw

CAL. NO. 178-88-Z

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1988

PREMISES AFFECTED-- 1636 and 1638 N. Bissell Street

SUBJECT-- Application for a variation of the zoning ordinance.

ACTION OF BOARD--

Case continued to
September 16, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Citicorp Savings of Illinois, a Federal Savings and Loan Association
 APPEARANCES FOR: Mark Nora
 APPEARANCES AGAINST:

CAL. NO. 179-88-S
 MAP NO. 20-D
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 1528-34 E. 87th 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Citicorp Savings of Illinois, a Federal Savings and Loan Association, owner, on July 6, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 1528-34 E. 87th Street, to serve a banking facility at 8650 S. Stony Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1988 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(1), §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; 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 establishment of a parking lot at this location is necessary for the public convenience to provide off-street parking for use by the applicant banking facility located at 8650 S. Stony Island Avenue and to relieve congestion in the streets; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; and that the establishment of a parking lot located directly west across a public alley from the banking facility will not cause substantial injury to the value of other property in the neighborhood in that it will improve the parking situation in an area where a critical shortage exists; 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 1528-34 E. 87th Street, to serve a banking facility at 8650 S. Stony Island Avenue, upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been

MINUTES OF MEETING

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Cal. No. 179-88-S

complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 4 feet high chain link fence shall be erected on the west lot line; that steel beam guard rails shall be provided on the periphery of the lot, excepting the driveways; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that lighting shall be provided deflecting away from abutting residential properties; that ingress and egress shall be from E. 87th Street; that the driveway shall be constructed in accordance with applicable ordinances; that the lot shall be securely locked at all times when not in use by the applicant banking facility; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established until this order.

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

APPLICANT: The Claretians, Inc.
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 180-88-S
 MAP NO. 22-B
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 9100-06 S. Brandon 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, The Claretians, Inc., for Steel City National Bank of Chicago, Tr. #1971, owner, on July 8, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 9100-06 S. Brandon Avenue, to satisfy the parking requirements for a proposed five-story housing for the elderly building at 3201 E. 91st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1988 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, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on May 8, 1962 the Board approved the establishment of a voluntary off-site accessory parking lot for the storage of private passenger automobiles at the subject site for the use of Our Lady of Guadalupe Church located at 3208 E. 91st Street, Cal. No. 205-62-S; that the applicant proposes to erect a five-story housing for the elderly building at 3201 E. 91st Street, affiliated with Our Lady of Guadalupe Church; that the proposed parking lot at the subject site is necessary for the public convenience to satisfy the parking requirements for the housing for the elderly building; 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; that the proposed use is located directly west across S. Brandon Avenue from the site of the proposed housing for the elderly and that the subject site as an existing parking lot 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

August 19, 1988

Cal. No. 180-88-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to approve the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 9100-06 S. Brandon Avenue, to satisfy the parking requirements for a proposed five-story housing for the elderly building at 3201 E. 91st 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 said lot at any time; that the existing lot surfacing, steel guard rails, fencing, lighting and driveway shall be maintain; that ingress and egress shall be from S. Brandon Avenue; 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 maintain the property continuously in conformance with the provisions and standards hereby established under this order and §5.8-5 of the zoning ordinance.

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

APPLICANT: Bertha Sutton
 APPEARANCES FOR: Bertha Sutton
 APPEARANCES AGAINST:

CAL. NO. 181-88-A
 MAP NO. 4-I
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 1244 S. Washtenaw 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
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Bertha Sutton, for Ann Griffin, owner, on June 14, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a resale shop and candy store on the first floor of a two-story brick building, in an R4 General Residence District, on premises at 1244 S. Washtenaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 27, 1988 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 August 19, 1988; 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 building on the subject site has been previously occupied by business uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a resale shop and candy store on the first floor of a two-story brick building, on premises at 1244 S. Washtenaw Avenue, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Mondays through 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: Sphinx Printing Corporation
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL NO. 182-88-A
MAP NO. 18-J
MINUTES OF MEETING
August 19, 1988

PREMISES AFFECTED— 3416-1/2 W. 79th Street

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
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: John Bellovia, Bridgeport Electronic Repair
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 183-88-A
MAP NO. 8-F
MINUTES OF MEETING
August 19, 1988

PREMISES AFFECTED— 3255 S. Halsted Street

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
James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

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

APPLICANT: Jaime Flores, Economy Auto Repair
 APPEARANCES FOR: Jaime Flores
 APPEARANCES AGAINST:

CAL. NO. 184-88-A
 MAP NO. 3-J
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 1535 N. Lawndale 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Jaime Flores, Economy Auto Repair, owner, on June 22, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify an existing automobile repair shop in a one-story brick commercial building, in an R3 General Residence District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1988 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 August 19, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District in an existing non-conforming one-story brick commercial building which has been previously occupied as a plastics factory, a C use; that the premises has been occupied by an automobile repair shop, a B4 use, operated by the appellant, for the past three years; that the change of use to an automobile repair shop is a proper substitution of use under §6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to certify an existing automobile repair shop in a one-story brick commercial building, on premises at 1535 N. Lawndale Avenue, upon condition that no spray painting, body or fender work or engine rebuilding shall be done on the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: East Walton Investors, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 185-88-S
MAP NO. 3-E
MINUTES OF MEETING
August 19, 1988

PREMISES AFFECTED— 201 E. Walton Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 21, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: H & R Service Station, Inc.
 APPEARANCES FOR: William O'Keeffe
 APPEARANCES AGAINST: Jorge V. Cazares

CAL. NO. 186-88-S
 MAP NO. 4-H
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 1622 W. Cermak Road
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, H & R Service Station, Inc., owner, on June 22, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story 32 feet by 90 feet automobile washing facility (Auto Laundry), in a C1-2 Restricted Commercial District, on premises at 1622 W. Cermak Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 22, 1988 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 August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is currently improved with a fenced and black-topped parking lot, which is unused and locked; that it is proposed to construct a one-story 32 feet by 90 feet automatic auto laundry facility, including six outside stalls for auto vacuuming; that the auto laundry facility will service approximately 75 to 100 autos daily; that an auto laundry facility at this location is necessary for the public convenience in that there are no auto laundry facilities in the immediate neighborhood which indicates a need for such a use at this location; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use to be improved and operated under the conditions hereinafter set forth; and that the proposed use will be compatible with the mixed business and commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a one-story 32 feet by 90 feet automobile washing facility (Auto Laundry), on premises at 1622 W. Cermak Road, upon

MINUTES OF MEETING

August 19, 1988

Cal. No. 186-88-S

condition that ingress to the site shall be from the southeast corner on W. Cermak Road and egress from the auto laundry facility shall be from the southwest corner of the site; that there shall be no ingress nor egress from the public alley abutting the facility; that a steel beam guard rail approximately 2 feet in height shall be provided along the entire north lot line to prevent ingress or egress; that a six feet high decorative wooden fence shall be provided along the west lot line from the front edge of the auto laundry building to the alley line to screen the facility from the adjoining residential building; that speed-breaker curbing shall be provided at the exit area of the auto laundry building before the public sidewalk so as to prevent fast exiting; that the driveways shall be constructed in accordance with applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mark M. Johnson
 APPEARANCES FOR: Mark M. Johnson
 APPEARANCES AGAINST:

CAL. NO. 187-88-S
 MAP NO. 2-K
 MINUTES OF MEETING
 August 19, 1988

PREMISES AFFECTED— 4001-59 W. Taylor 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
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Mark M. Johnson, for CSX Transportation Co., owner, on July 28, 1988, filed an application for the approval of the location and the establishment of a Class III Recycling Facility, in an M1-2 Restricted Manufacturing District, on premises at 4001-59 W. Taylor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1988 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 August 19, 1988 after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 1.82 acre parcel of land encompassing the entire south side of W. Taylor Street between W. Pulaski Road, S. Karlov Avenue and railroad tracks to the south and is improved with a large dilapidated corrugated metal building which in the future will be rehabilitated and used for recycling of newspapers, bottles and cans; that the applicant presently proposes to establish a Class III Recycling Facility at the site consisting of composting of leaves; that the composting process involves the piling of leaves in long rows approximately 20 feet wide and 6 feet high, called windrows, which are shredded about 3 times during the approximately 1 year decomposing cycle; that the composted material is then sold to landscapers and top soil uses; that the applicant proposes to utilize a total of 10 windrows in the proposed composting operation; 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 that the leaves will be stored on well-drained paved or stone-covered areas to prevent any objectionable odor which is caused by waterlogging and that the periodic shredding of the leaves produces a material that will not easily be subject to windblowing; and that the use of the premises as a Class III Recycling

MINUTES OF MEETING
August 19, 1988
Cal. No. 187-88-S

Facility is compatible with the existing commercial 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 permit the establishment of a Class III Recycling Facility, on premises at 4001-59 W. Taylor Street, upon condition that the subject site shall be enclosed by a 8 feet high chain link fence; that ingress to and egress from the site shall be from S. Pulaski Road; that the use shall meet all standards for such operation established by the Environmental Protection Division of the Department of Consumer Services of the City of Chicago and the Environmental Protection Agency of the State of Illinois; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elmer Miller

CAL NO. 188-84-A

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1988

PREMISES AFFECTED— 2131 N. Lakewood Avenue

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

ACTION OF BOARD—

Case continued to
September 16, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

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

APPLICANT: One Step Mini Mart
ARRANGANCES FOR: None
APPEARANCES AGAINST: Mary F. Johnson, et al

CAL. NO. 132-88-A
MAP NO. 22-D
MINUTES OF MEETING
August 19, 1988

PREMISES AFFECTED— 8721 S. Cottage Grove 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
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

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

APPLICANT: Chicago Transit Authority

CAL. NO. 121-88-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING

August 19, 1988

PREMISES AFFECTED— 318-22 S. Clinton Street and 313-15 S. Jefferson Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
September 16, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

August 19, 1988

Ms. Alakiotou moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on September 16, 1988.

Marian Rusk
Secretary