

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Thursday, April 16, 1987
at 10:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

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

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Mr. Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on March 20, 1987 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

* * * * *

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

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

APPLICANT: William L. Lavicka and Alys R. Lavicka
 APPEARANCES FOR: William L. Lavicka
 APPEARANCES AGAINST: Daphne Benos

CAL. NO. 66-87-Z
 MAP NO. 2-G
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 1522 W. Jackson Boulevard
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, William L. Lavicka and Alys R. Lavicka, owners, on March 3, 1987, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R5 General Residence district, the erection of a two-story 22.5 feet by 30 feet single family residence at the rear of the lot, with no east side yard instead of 2.5 feet and whose rear yard will be 2.74 feet instead of 30 feet, on premises at 1522 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 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, §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 April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 applicants agreed to reduce the size of the proposed building to 22.5 feet by 30 feet in order to provide a 2.5 feet setback from the west lotline to accommodate the owner of the adjoining building at 1524 W. Jackson Boulevard, which building is situated on the rear of the lot and has a window in the east wall; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the regulations in this district in that due to limited funds the applicants' proposed small coachhouse-style building in this instance would best be located on the rear of the lot situated between two similarly styled existing buildings; that the plight of the owner is due to unique circumstances in that the applicants desire to build the subject residence on the rear of the lot for security reasons; that a 2.5 feet west side yard setback will provide an adequate supply of light and air to the abutting property to the west; and that the proposed residence is compatible with the existing adjoining buildings located in rear yards and will not substantially alter the character of the locality; it is therefore

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Cal. No. 66-87-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 the erection of a two-story 22.5 feet by 30 feet single family residence at the rear of the lot with no east side yard instead of 2.5 feet and whose rear yard will be 2.74 feet instead of 30 feet, on premises at 1522 W. Jackson Boulevard, upon condition that the building shall entirely set back 2.5 feet from the west lot line; 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: 1st Bible Church of the Deaf and Hard of Hearing
 APPEARANCES FOR: James E. Sparesus
 APPEARANCES AGAINST:

CAL. NO. 67-87-Z
 MAP NO. 13-M
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 5928 W. Foster Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, 1st Bible Church of the Deaf and Hard of Hearing, owner, on March 6, 1987, filed an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a one-story 77-seat church building whose west side yard will be 6 feet and whose east side yard will be 4 feet instead of 15 feet each, whose rear yard will be 23 feet instead of 30 feet, and with on-site parking for five instead of six automobiles, on premises at 5928 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 23, 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, §7.8-2, §7.9-2, §7.12-1(2), §7.12(6)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; 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 applicant proposes to demolish the existing old and inefficient one-story frame church building on the subject lot which now has no available space for off-street parking and to erect a one-story 77-seat church building with provision for five on-site parking spaces at the rear of the lot; that the property 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 it would be more costly to remodel the existing structure than it would be to rebuild the church on the 42 feet by 125 feet lot; that the plight of the owner is due to the desire of the congregation to erect the proposed structure in approximately the same configuration as the existing building and to provide five off-street parking spaces at the rear of the lot; and that the variations, if granted, will not alter the essential character of the locality in that the proposed church building will be situated on the lot in approximately the same configuration as the existing building; that the applicant church serves

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only a small select congregation and that the waiver of one parking space will not materially affect off-street parking 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 77-seat church building whose west side yard will be 6 feet and whose east side yard will be 4 feet instead of 15 feet each, whose rear yard will be 23 feet instead of 30 feet and with on-site parking for five instead of six automobiles, on premises at 5928 W. Foster 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: Walter J. Lawrence and Patricia G. Lawrence
 APPEARANCES FOR: Walter J. Lawrence
 APPEARANCES AGAINST:

CAL. NO. 68-87-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 2441 N. Seminary Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Walter J. Lawrence and Patricia G. Lawrence, for National Boulevard Bank of Chicago, Tr. #8306, owner, on February 26, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence, the erection of a two and three-story single family residence whose front yard will be 5 feet instead of 14.4 feet, with no north side yard instead of 2.4 feet, and whose rear yard will be 2 feet instead of 30 feet, on premises at 2441 N. Seminary Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.7-4, §7.8-4, §7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 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 erect a single family dwelling which meets the lifestyle needs of the applicant; that the plight of the owner is due to the narrow width and depth of the subject site lot; and that the proposed building is located in a block in which the existing buildings do not comply with the north side and rear yard requirements of the zoning ordinance and which lacks consistency in the front yard setbacks; 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 two and three-story single family residence whose front yard will be 5 feet instead of 14.4 feet, with no north side yard instead of 2.4 feet and whose rear yard will be 2 feet instead of 30 feet, on premises at 2441 N. Seminary 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: Fausto Calderon
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 69-87-Z
 MAP NO. 6-J
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 2757 S. Pulaski Road
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Fausto Calderon, owner, on March 10, 1987, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, a previously erected one-story restaurant building with no front yard instead of 20 feet and no north side yard instead of 2-1/2 feet, said transitional yards required when adjoining a Residence District, on premises at 2757 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §8.8-1(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 October 30, 1986 the City Council rezoned the subject site from R3 General Residence to B4-2 Restricted Service; that the subject site abuts a residence district to the north; that a Commonwealth Edison substation is located on the lot immediately north of the subject site and that said substation was approved by the Board on October 5, 1953 in Cal. No. 474-53-S; 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 due to the small width of the restaurant building, the applicant would not be able to economically operate the restaurant without the required waiver of the transitional yards; that the plight of the owner is due to unique circumstances in that the maintenance of transitional yards between the business and residence districts is intended to protect an immediate adjoining residential homeowner and that the applicant is separated from the residence district by an electric substation; and that the variations, if granted, will not alter the essential character of the locality in that the electric substation acts as a buffer between the residential properties to the north and the subject restaurant building; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit a previously erected one-story restaurant building with no transitional front yard instead of 20 feet and no transitional north side yard instead of 2-1/2 feet, on premises at 2757 S. Pulaski Road, upon condition 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: Carl Shapiro, d/b/a Carl Sales Company
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 5656 S. Kedzie Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 70-87-S
 MAP NO. 14-J
 MINUTES OF MEETING
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ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Carl Shapiro, d/b/a Carl Sales Company, owner, on March 13, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a B2-1 Restricted Retail District, on premises at 5656 S. Kedzie Avenue, to serve a general merchandise store located at 5653 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §8.4-1, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that a parking lot is necessary for the public convenience at this location to provide customer parking for a general merchandise store located across the street at 5653 S. Kedzie Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 5656 S. Kedzie Avenue, to serve a general merchandise store located at 5653 S. Kedzie Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles belonging to customers of the applicant company and that

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no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the lot shall be enclosed, excepting the portions used as driveways, with a 6 foot high chain link fence; that concrete wheel stops shall be provided; that striping shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; that the lot shall be secured with an appropriate device when not in use by the applicant company. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with before a certificate of occupancy is issued.

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

APPLICANT: Mid Town Bank & Trust Co., Tr. #1408

CAL. NO. 71-87-Z

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 400-02 S. Financial Place and 173-87 W. Van Buren Street

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

ACTION OF BOARD—

Case continued to
May 22, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: James H. Austin, Jr.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 72-87-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 1521 N. North Park Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, James J. Austin, Jr., owner, on March 9, 1987, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story single family dwelling whose front yard will be 2.5 feet instead of 12.3 feet, with no north side yard instead of 2.47 feet, and whose rear yard will be 21.75 feet instead of 30 feet, on premises at 1521 N. North Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.9-5, §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 April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variations are necessary to build a residence that meets the needs of the applicant; that the plight of the owner is due to the desire of the applicant to build the structure as proposed to save an existing tree located at the northwest corner of the subject site, and that the site has no alley at the rear which necessitates placing the parking garage within the front of the building; and that the variations, if granted, will not alter the essential character of the locality in that the proposed structure, which will provide a 9 feet by 37.5 feet setback at the northwest corner of the lot and a 3 feet south side yard, will be consistent with most of the improvements in the block which have similar front, north side and rear yard setbacks; 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

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story single family dwelling whose front yard will be 2.5 feet instead of 12.3 feet, with no north side yard instead of 2.47 feet, and whose rear yard will be 21.75 feet instead of 30 feet, on premises at 1521 N. North Park 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: Ernst A. Walter and Helga Walter
 APPEARANCES FOR: Ernst A. Walter
 APPEARANCES AGAINST:

CAL. NO. 73-87-S
 MAP NO. 13-G
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 1101-03 W. Berwyn Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ernst A. Walter and Helga Walter, for Chicago Title and Trust Co., Trust #45793, owner, on March 11, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-service launderette on the first floor of a two-story brick building, in a B2-4 Restricted Retail District, on premises at 1101-03 W. Berwyn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 27, 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, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

WHEREAS, the district maps show that the premises are located in a B2-4 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-4 Restricted Retail District in a two-story brick multi-store building; that the proposed use is necessary for the public convenience at this location to provide a service for the occupants of the residential buildings in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed launderette which will be operated in compliance with all applicable regulations governing the operation of self-service launderettes; and that the proposed use is a needed use in the area and is compatible with the existing business uses in the building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a self-service launderette on the first floor of a two-story brick building, on premises at 1101-03 W. Berwyn Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M.; that during said hours of operation an attendant shall be stationed within the launderette at all times; 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: The David J. Joseph Co.
 APPEARANCES FOR: Gregory Glassgen
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3025 E. 104th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 74-87-S
 MAP NO. 26-B
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ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, The David J. Joseph Co., for Steel City National Bank, Tr. #2619, owner, on March 5, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a junk yard for disassembling railroad cars, in an M3-3 Heavy Manufacturing District, on premises at 3025 E. 104th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 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, §10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy 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 M3-3 Heavy Manufacturing District; that the subject site is an irregularly shaped parcel of land of approximately 7.5 acres; that the applicant company proposes to disassemble used railway cars brought to the site by existing railroad trackage; that after processing, the scrap metal is stored on the site until sufficiently accumulated for sale to the mills; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the proposed use of the subject site which shall be operated in compliance with the performance standards established in Article 10 of the zoning ordinance; that the subject site is in an M3-3 Heavy Manufacturing District in an area surrounded by heavy manufacturing and industrial uses, railroad trackage and the Calumet River; and that the establishment of the proposed junk yard will not cause substantial injury to the value of other property in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a junk yard for disassembling railroad cars, on premises at 3025 E. 104th Street, upon condition that the proposed use shall be conducted in compliance with the requirements of the federal, state and city

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environmental protection agencies; that the proposed use shall at all times be operated in compliance with the performance standards established under Article 10 of the zoning ordinance; 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: The Inn Town Players
 APPEARANCES FOR: Daniel F. Hefter
 APPEARANCES AGAINST:

CAL. NO. 75-87-S
 MAP NO. 7-F
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 2736 N. Lehmann Court and 601 W. Diversey Parkway
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Inn Town Players, for Bank of Ravenswood, Tr. #. 25-5842, owner, on March 6, 1987, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of a theatrical community center in the basement of a four-story brick hotel building, in a B3-2 General Retail District, on premises at 2736 N. Lehmann Court and 601 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 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, §8.3-3, §8.4-3, §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 April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B3-2 General Retail District; that the proposed theatrical community center is necessary for the public convenience at this location to enhance the neighborhood with affordable theater and cultural activities; that the public health, safety and welfare will be adequately protected in the operation of said use which will comply with all applicable city regulations governing the operation of theatrical community centers; and that the proposed use, with on-site parking facilities, will enrich the cultural life of the community 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 theatrical community center in the basement of a four-story brick hotel building, on premises at 2736 N. Lehmann Court and 601 W. Diversey Parkway, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

MINUTES OF MEETING

April 16, 1987

Cal. No. 75-87-S

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 theatrical community center to another group the special use at the subject site granted herein shall become null and void.

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

APPLICANT: Nu-Hab Development Company
 APPEARANCES FOR: Gerald Grobman, Robert Grela
 APPEARANCES AGAINST:

CAL. NO. 76-87-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 1866 N. Sheffield Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Nu-Hab Development Company, owner, on March 16, 1987, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, dormer additions to the attic of a two-story brick and frame four-dwelling unit building, which additions will exceed by 8.75 percent (467 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1866 N. Sheffield Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 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 an 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(11)"; that the dormer additions totaling 467 square feet to the attic of a two-story brick and frame four-dwelling unit building will exceed by 8.75 percent the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance; that a building permit was issued to the applicant in June, 1986 for the construction of said dormers which were allowed due to incorporation into the plan of the adjoining improved lot to the south; that the applicant now wants to separate the subject site lot from said adjoining lot and is seeking to legalize the erected dormers under the provisions of said ordinance passed on October 30, 1986; 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

MINUTES OF MEETING

April 16, 1987

Cal. No. 76-87-Z

district in that the dormer additions are necessary to provide additional living space for the two second-floor dwelling units; that the plight of the owner is due to the desire to legally separate the subject site from the improved site to the south; and that the variations, if granted, will not alter the essential character of the locality in that the 3rd story dormers are essentially an extension of a building which already had an existing three-story facade; 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 attic of a two-story brick and frame four-dwelling unit building, which additions will exceed by 8.75 percent (467 sq. ft.) the amount of floor area existing in the building prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1866 N. Sheffield 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: Standard Parking Corporation
 APPEARANCES FOR: Vincent J. Getzendanner
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 501-09 N. Rush Street and 100-04 E. Illinois Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 77-87-S
 MAP NO. 1-E
 MINUTES OF MEETING
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ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Standard Parking Corporation, for the American Medical Association, owner, on March 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 501-09 N. Rush Street and 100-04 E. Illinois Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 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, §9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises. hereby makes the following findings of fact: that the proposed parking lot is to be located in a C3-6 Commercial-Manufacturing District; that a parking lot at this locating is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; 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 the proposed parking lot, with a terminal date of April 16, 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

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 public fee parking lot, on premises at 501-09 N. Rush Street and 100-04 E. Illinois Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: 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

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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 surfaced area, excluding driveway(s); that lighting and striping shall be provided; that ingress and egress shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the public alley shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with all applicable regulations; that the hours of operation shall be limited to the hours between 7 A.M. and 1 A.M.; that the lot shall be secured with an appropriate device when not in use; that an attendant shall be on duty at all times during the hours of operation; that the use of the premises as a public parking lot shall terminate five years from the date hereof, on April 16, 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 improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Standard Parking Corporation
 APPEARANCES FOR: Vincent J. Getzendanner
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 513-21 N. Rush Street and 101-09 E. Grand Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 78-87-S
 MAP NO. 1-E
 MINUTES OF MEETING
 April 16, 1987

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Standard Parking Corporation, for American Medical Association, owner, on March 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 513-21 N. Rush Street and 101-09 E. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 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, §9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that a parking lot at this location is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of April 16, 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

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 public fee parking lot, on premises at 513-21 N. Rush Street and 101-09 E. Grand Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions have been complied with: 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

MINUTES OF MEETING

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Cal. No. 78-87-S

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 surfaced area, excluding the driveway(s); that lighting and striping shall be provided; that ingress and egress shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the public alley shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with all applicable regulations; that the hours of operation shall be limited to the hours between 7 A.M. and 1 A.M.; that the lot shall be secured with an appropriate device when not in use; that an attendant shall be on duty at all times during the hours of operation; that the use of the premises as a public parking lot shall terminate five years from the date hereof on April 16, 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 improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Standard Parking Corporation
 APPEARANCES FOR: Vincent J. Getzendanner
 APPEARANCES AGAINST:

CAL. NO. 79-87-S
 MAP NO. 1-E
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED-- 530-38 N. Rush Street and 60-66 E. Grand Avenue

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

ACTION OF BOARD--

Application approved.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Standard Parking Corporation, for American Medical Association, owner, on March 18, 1987; filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 530-38 N. Rush Street and 60-66 E. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 11, 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, §9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in this premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; 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 public parking lot, with a terminal date of April 16, 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

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 public fee parking lot, on premises at 530-38 N. Rush Street and 60-66 E. Grand Avenue, upon condition that no use shall be made of the premises for the use requested until the following conditions have been complied with: 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

MINUTES OF MEETING

April 16, 1987

Cal. No. 78-87-S

lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails, approximately two feet in height, shall be erected on the periphery of the lot within the existing six feet high chain link fence, excluding the driveway(s); that ingress and egress shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the public alley shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with all applicable regulations; that the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 1 A.M.; that the lot shall be secured with an appropriate device when not in use; that an attendant shall be on duty at all times during the hours of operation; that the use of the premises as a public parking lot shall terminate five years from the date hereof on April 16, 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 improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT:

Christ Center Church of God

CAL. NO. 80-87-S

MAP NO. 20-G

MINUTES OF MEETING

April 16, 1987

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED—

8319 S. Racine Avenue

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 22, 1987.

THE VOTE

Jack Guthman

Roula Alaklotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Greater Tabernacle M.B. Church
 APPEARANCES FOR: John P. Pikarski, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 635-59 W. 103rd Street
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 81-87-S
 MAP NO. 26-F
 MINUTES OF MEETING
 April 16, 1987

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Greater Tabernacle M.B. Church, owner, on March 20, 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 500-seat church building, in a B4-1 Restricted Service District, on premises at 635-59 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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, §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 April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 a church at this location is necessary to meet the needs of the 516-member congregation who are presently located at 11240 S. Halsted Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the proposed church with setbacks as shown on the submitted site plan will be compatible with the predominantly 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 approve the erection of a one-story 500-seat church building, on premises at 635-59 W. 103rd Street, 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 steel beam guard rails, approximately two feet

MINUTES OF MEETING

April 16, 1987

Cal. No. 81-87-S

in height shall be erected on the south, west and north property lines, excluding the driveway(s); that lighting and striping shall be provided; that ingress and egress shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the public alley shall not be used for ingress nor for egress; that the parking area shall be secured with an appropriate device 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.

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

APPLICANT: Bethal Green Missionary Baptist Church of Chicago
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 5619 W. Madison Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 82-87-S
 MAP NO. 2-M
 MINUTES OF MEETING
 April 16, 1987

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bethal Green Missionary Baptist Church of Chicago, owner, on March 20, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the legalization of a 300-seat church in a one-story brick building, in a C1-3 Restricted Commercial District, on premises at 5619 W. Madison Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 said use is located in a C1-3 Restricted Commercial District in a one-story brick building formerly occupied by a movie theater; that the applicant church has occupied the subject premises since theyear 1972; that the owner of a conforming tavern and liquor store located adjacent to the subject site at 5615-17 W. Madison Street and the owner of a conforming tavern and liquor store at 5627 W. Madison Street, both sites being within the statutory distance prohibiting the sale of liquor within 100 feet of a church, signed letters, dated April 10, 1987, acknowledging that their liquor license could some day be jeopardized due to the proximity of the applicant church and that without reservation they supported the granting of the applicant's special use request for church purposes at the subject site; that a church is necessary at this location to continue to meet the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the said church will shall conform to all applicable building code regulations; and that the continued use of the subject premises as a church, which has been at the site since the year 1972, will be compatible with the mixed business and residential uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING

April 16, 1987

Cal. No. 82-87-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to legalize a 300-seat church in a one-story brick building, on premises at 5619 W. Madison Street, upon condition 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 806

APPLICANT: Bethal Green Missionary Baptist Church of Chicago
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 83-87-A
 MAP NO. 2-M
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 5619 W. Madison Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bethal Green Missionary Baptist Church of Chicago, owner, on March 20, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a 300-seat church in a one-story brick building with no provision for 25 off-street parking spaces, in a C1-3 Restricted Commercial District, on premises at 5619 W. Madison Street; and

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

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-1, §9.4-1, §9.11-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 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 said use is located in a C1-3 Restricted Commercial District in a one-story brick building formerly occupied as a movie theater; that the Sanborn Map indicates that the subject building was erected prior to the passage of the 1923 zoning ordinance which then required no off-street parking; that on April 16, 1987, in Cal. No. 82-87-S, the Board legalized the applicant 300-seat church in the one-story building on the subject site; that the applicant purchased the former 375-seat theater building in the year 1972, removed 75 seats and has used the building as a 300-seat church since that time; that §5.8-1(3) of the zoning ordinance provides that when an existing use is changed to a new use in a building that was erected prior to the passage of the 1957 comprehensive amendment to the zoning ordinance, additional parking is mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking requirements of the comprehensive amendment; that in a C1-3 District, the zoning ordinance requires one off-street parking space for every ten seats for a movie theater and one parking space for every 12 seats for a church; that pursuant to §5.8-1(3) of the zoning ordinance, no parking is required for the existing 300-seat church building; it is therefore

MINUTES OF MEETING

April 16, 1987

Cal. No. 83-87-A

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 300-seat church in a one-story brick building with no provision for 25 off-street parking spaces, on premises at 5619 W. Madison 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: Society for Visual Education, Inc.
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST: John Quall

CAL. NO. 50-87-S
 MAP NO. 7-G
 MINUTES OF MEETING
 March 20, 1987 and
 April 16, 1987

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

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Society for Visual Education, Inc., owner, on February 19, 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, 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 February 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, §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 March 20, 1987 and April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant, located at 1345 W. Diversey Parkway, proposes to provide off-street parking for its employees at the subject site; that on November 28, 1967, in Cal. No. 286-87-S, the Board denied the applicant's application for the approval of the location and establishment of an off-site parking lot at the subject site for use by its employees, finding that no justification was made for the establishment of said parking lot at the subject site; that the applicant is presently using the subject site as an off-street accessory parking lot in violation of the aforesaid order of the Board; that the Board finds that the establishment of the proposed off-street parking lot located in the R4 General Residence District, would cause substantial injury to the value of residential property in the area; it is therefore

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

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

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

CAL. NO. 51-87-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 March 20, 1987 and
 April 16, 1987

PREMISES AFFECTED— 2740-42 N. Wayne Avenue

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

ACTION OF BOARD—

Variation denied.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Society for Visual Education, Inc., owner, on February 19, 1987, filed and subsequently amended an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the parking of automobiles in 10 feet of the required 15 feet front yard of a proposed parking lot, on premises at 2740-42 N. Wayne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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, §7.7-4, §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 March 20, 1987 and April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the denial of the special use application, Cal. No. 50-87-S, for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles at 2740-42 N. Wayne Avenue, to serve the applicant business located at 1345 W. Diversey Parkway, negates the need for the variation requested; 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: John H. Lee
 APPEARANCES FOR: John H. Lee
 APPEARANCES AGAINST:

CAL. NO. 84-87-A
 MAP NO. 14-H
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 5844 S. Wolcott Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, John H. Lee, owner, on March 16, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dormering of the attic of a one-story frame non-conforming single family residence, in an M1-1 Restricted Manufacturing District, on premises at 5844 S. Wolcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 1987 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 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 said use is located in an M1-1 Restricted Manufacturing District in an existing non-conforming one-story frame single family residence; that the attic portion of the subject one-story single family dwelling has head room exceeding 7 feet 6 inches in height; that the pre-existing attic floor area is included in determining floor area ratio; 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 dormering of the attic of a one-story frame non-conforming single family residence, on premises at 5844 S. Wolcott 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: Carlo Fratto
 APPEARANCES FOR: Carole Fratto
 APPEARANCES AGAINST:

CAL. NO. 85-87-A
 MAP NO. 8-G
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 944 W. 36th Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Carlo Fratto, owner, on March 12, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing grocery store in a one-story brick and frame building, in an R3 General Residence District, on premises at 944 W. 36th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 6, 1987 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 16, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District in a one-story brick and frame non-conforming building occupied by an existing grocery store; that the dispensing of food on a limited basis to the customers of the grocery store is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food as an accessory use only, in an existing grocery store in a one-story brick and frame building, on premises at 944 W. 36th Street, upon condition that there shall be no table service of food on the premises; that no alcoholic beverages shall be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., daily; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Alexander J. Andresiunas
 APPEARANCES FOR: Alexander J. Andresiunas
 APPEARANCES AGAINST:

CAL. NO. 86-87-A
 MAP NO. 8-G
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 3310 S. Lituanica Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Alexander J. Andresiunas, owner, on February 23, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a three-story brick store and apartment building, in an R3 General Residence District, on premises at 3310 S. Lituanica Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 1987 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §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 April 16, 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 three-story brick store and apartment building has been occupied by business uses, including a beauty shop; that the subject store was last used by the applicant, who owns the building, as a workroom in connection with the maintenance of the three-story store and apartment building on the subject site; that the change of use to a beauty 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 permit the establishment of a beauty shop in a three-story brick store and apartment building, on premises at 3310 S. Lituanica Avenue, upon condition that the hours of operation shall be limited to the hours between 8:30 A.M. and 2:00 P.M., Wednesday, 8:30 A.M. and 5:00 P.M., Thursday, 8:00 A.M. and 6:30 P.M., Friday and 6:30 A.M. and 2:30 P.M., Saturday; and at 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: Greg Bednar

CAL NO. 87-87-A

APPEARANCES FOR: None

MAP NO. 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING
April 16, 1987

PREMISES AFFECTED— 5222 N. Clark Street

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

ACTION OF BOARD—

Case dismissed for
want of prosecution.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Randal Rosset
PEARANCES FOR: Randal Rosset
APPEARANCES AGAINST:

CAL. NO. 88-87-A
MAP NO. 9-G
MINUTES OF MEETING
April 16, 1987

PREMISES AFFECTED— 3219-21 N. Seminary Avenue

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

ACTION OF BOARD—

Case continued to
May 22, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Robert J. Rodi
 APPEARANCES FOR: Robert F. Moore, Robert Rodi
 APPEARANCES AGAINST:

CAL. NO. 89-87-A
 MAP NO. 6-H
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 2402 S. Ashland Avenue

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

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

THE RESOLUTION:

WHEREAS, Robert J. Rodi, owner, on March 12, 1987, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the retail sale of automobiles in a one-story brick building, in an M3-4 Heavy Manufacturing District, on premises at 2402 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 12, 1987 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987; and

WHEREAS, the district maps show that the premises are located in an M3-4 Heavy 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 M3-4 Heavy Manufacturing District; that the appellant seeks to establish a retail automobile sales business at the site, a use permitted only in Commercial Districts; that the subject site was last used for the processing of food vended off-site in canteen trucks, a permitted use in the M3-4 Heavy Manufacturing District; that the Board has no authority to permit the establishment of the requested business at the subject site; it is therefore

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

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

APPLICANT: Holy Communion Lutheran Church
 APPEARANCES FOR: Thomas Draus
 APPEARANCES AGAINST:

CAL. NO. 90-87-Z
 MAP NO. 7-L
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 3010 N. Lavergne Avenue

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

ACTION OF BOARD—

Variations granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Holy Communion Lutheran Church, owner, on March 19, 1987, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of one-story additions to the north and south sides of an existing two-story brick proposed 77-seat church building, with no north side yard instead of 12 feet and whose west rear yard will be 2.72 feet instead of 30 feet, on premises at 3010 N. Lavergne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 3, 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, §7.8-3, §7.9-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 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 subject site is improved with a two-story brick 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 one-story additions are necessary to expand the worship space in the proposed church building; that the plight of the owner is due to unique circumstances in that the applicant has chosen to use the N. Lavergne Avenue side of the subject site as its front yard which thereby creates a west rear yard requirement of 30 feet and that the existing building presently has a 2.72 feet west rear yard; that the proposed south addition is an extension of the existing 2.72 feet west rear yard and the north addition is simply a connection of an existing building situated on the north lot line; and that the variations, if granted, will not alter the essential character of the locality in that the proposed additions will follow the lines of the existing two-story building; it is therefore

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

MINUTES OF MEETING

April 16, 1987

Cal. No. 90-87-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 one-story additions to the north and south sides of an existing two-story proposed 77-seat church building with no north side yard instead of 12 feet and whose west rear yard will be 2.72 feet instead of 30 feet, on premises at 3010 N. Lavergne Avenue, upon condition that the parking area located on the south end of the lot shall be paved; that concrete wheel stops and striping shall be provided; 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 all applicable ordinances; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Church of Christ of Chicago
 APPEARANCES FOR: Gregory E. Norwell
 APPEARANCES AGAINST:

CAL. NO. 91-87-S
 MAP NO. 4-J
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 3610 W. Ogden Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Church of Christ of Chicago, owner, on March 16, 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 192-seat church building, in a C1-2 Restricted Commercial District, on premises at 3610 W. Ogden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 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."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that a church at this location is necessary to meet the needs of the growing congregation of the church which is presently located adjacent to the subject site at 3604 W. Ogden Avenue; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed church which will provide adequate off-street parking to be improved and operated under the conditions hereinafter set forth; and that the erection of a church at the subject site will be compatible with the mixed business and residential improvements in the area in that it will be situated on an irregularly shaped parcel of land which abutts a residential district to the north and west 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 one-story 192-seat church building, on premises at 3610 W. Ogden Avenue, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick,

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Cal. No. 90-87-Z

surfaced with asphaltic concrete or some comparable all-weather dustless material, and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that the parking area shall be enclosed on the north, west and east property lines with a six foot high chain link fence; that the parking stalls shall be designated with striping and provided with concrete wheel stops; that lighting shall be provided that will reflect away from residential properties to the north and west; that ingress and egress shall be designated in accordance with the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with all applicable regulations; that the parking area shall be secured with an appropriate device during all hours when not in use by the church; 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: Miller Parking Company
 APPEARANCES FOR: Kevin Reilley
 APPEARANCES AGAINST:

CAL. NO. 92-87-S
 MAP NO. 1-F
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 611-13 W. Fulton Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Miller Parking Company, for Dorothy Chaimovitz, owner, on March 19, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee attendant parking lot, in a C3-5 Commercial-Manufacturing District, on premises at 611-13 W. Fulton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 17, 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, §9.3-3, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the applicant currently operates an existing public parking lot at 600 W. Lake Street to the south and adjacent to the subject site; that the proposed parking lot will be an extension of the existing lot at 600 W. Lake Street; that a public parking lot at this location is necessary for the public convenience in that there is a great need for public parking in this high density area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed public parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with a terminal date of April 16, 1993, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public fee attendant parking lot, on premises at 611-13 W. Fulton Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been

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complied with: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, and properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be erected on the north, east and west property lines, excluding the driveway(s); that concrete wheel stops shall be provided on the west property line inside of the guard rail; that lighting and striping shall be provided; that ingress and egress shall be designed in accordance with the Bureau of Traffic Engineering and Operations; that the public alley shall not be used for ingress nor for egress; that the driveway(s) shall be constructed in accordance with all applicable regulations; that the parking lot shall be operated 24 hours a day with an attendant on duty at the site from 6:30 A.M. to 6:30 P.M. that the use of the premises as a public parking lot shall terminate six years from the date hereof, on April 16, 1993; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Central Park, Ltd.
 APPEARANCES FOR: Gary A. Weintraub
 APPEARANCES AGAINST: Barbara Lynne

CAL. NO. 93-87-S
 MAP NO. 2-F
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 600-10 S. LaSalle Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Central Park, Ltd., for Chicago Pacific Corporation, owner, on March 20, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public fee parking lot, in a C3-6 Commercial-Manufacturing District, on premises at 600-10 S. LaSalle Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 30, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is a parcel of land improved with a three-sided brick structure located under railroad tracks; that the said structure formerly enclosed an electric power-house used by the railroad; that the establishment of a valet parking facility at the subject site is necessary for the public convenience at this location in that there is a great need for public parking in the area; 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 parking lot will be compatible with the existing commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a valet public fee parking lot, on premises at 600-10 S. LaSalle Street, upon condition that no use shall be made of the site for the purpose requested until the following conditions shall have been complied with: that the site shall be improved with a compacted macadam base, not less

MINUTES OF MEETING

April 16, 1987

Cal. No. 93-87-S

than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the subject structure shall be closed off on the Financial Place property line; that ingress and egress shall be from S. LaSalle Street; that the S. LaSalle Street side of the structure shall be improved with a new facade; that interior and exterior lighting shall be provided; that 24-hour on-site security shall be provided; that an attendant shall be on duty at all times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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
April 16, 1987

PREMISES AFFECTED-- 38 E. Schiller Street

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

ACTION OF BOARD--

Case continued to
May 22, 1987.

THE VOTE

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Abstain			
x			
x			
x			
x			

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

APPLICANT: Joseph Mroczek
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 65-87-A
MAP NO. 17-0
MINUTES OF MEETING
April 16, 1987

PREMISES AFFECTED— 6678-82 N. Northwest Highway
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
May 22, 1987.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Bultasa Buddhist Temple of Chicago
 APPEARANCES FOR: Mathias Lydon
 APPEARANCES AGAINST: Jan Schmalz, et al.

CAL. NO. 46-87-S
 MAP NO. 11-K
 MINUTES OF MEETING
 April 16, 1987

PREMISES AFFECTED— 4354-66 W. Montrose Avenue and 4401-09 N. Kostner Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bultasa Buddhist Temple of Chicago, owner, on February 18, 1987, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a two-story brick building, in a B4-1 Restricted Service District, on premises at 4354-66 W. Montrose Avenue and 4401-09 N. Kostner Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 1987 reads:

"Application not approved. Requested certification does not conform with the applicable regulations of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-4, §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 April 16, 1987 after due notice thereof by publication in the Chicago Tribune on March 4, 1987; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B4-1 Restricted Service District in a two-story brick building on the subject site; that the applicant Buddhist temple has occupied the subject building since September of 1986; that the said use is necessary at the subject site to continue to meet the needs of the 100-member congregation; that the public health, safety and welfare will be adequately protected in the use of the premises for religious services and which will provide a parking area at the rear of the building; and that the said Buddhist temple at this location is compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a Buddhist temple in a two-story brick building, on premises at 4354-66 W. Montrose Avenue and 4401-09 N. Kostner Avenue, upon condition that the off-street parking area shall be surfaced 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

MINUTES OF MEETING

April 16, 1987

Cal. No. 46-87-S

or sewers located within the property which shall be connected by drainage tiles to an established City of Chicago sewer; that steel beam guard rails shall be installed on the north, east and south property lines, excepting the driveway(s); that striping shall be provided; that lighting shall be provided; that ingress and egress shall be determined by the Bureau of Traffic Engineering and Operations; that the driveway(s) shall be constructed in accordance with all applicable regulations; and that all other 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: Norbert Gleicher

CAL. NO. 24-87-Z

PEARANCES FOR:

MAP NO. 5-F

PEARANCES AGAINST:

MINUTES OF MEETING

April 16, 1987

PREMISES AFFECTED— 336 W. Wisconsin Street

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

ACTION OF BOARD—

Case continued to
May 22, 1987.

THE VOTE

Jack Guthman

Roula Alakiotou

Michael J. Howlett

Lawrence E. Kennon

Rafael R. Rios

AFFIRMATIVE NEGATIVE ABSENT

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

MINUTES OF MEETING

April 16, 1987

Cal. No. 41-87-S

Ms. Roxanne R. Mizner, for Daniel Sampson, presented a request to amend the resolution approved by the Board on February 20, 1987, in Cal. No. 41-87-S, for the approval of the location and the erection of a one-and-a-half story 25 feet by 180 feet addition to the north side of a one-story brick building, to be used for a horse stable boarding area and enlarged riding arena for an existing riding academy, on premises at 1400-20 N. Orleans Street, 330-32 W. Schiller Street and 1401-21 N. Sedgwick Street.

Ms. Mizner requested that the condition imposed by the Board that the horses stabled at 1410 N. Orleans be used "by the riding academy students only" be amended to read, "...upon condition that the proposed addition shall be used as a horse stable boarding area for horses used by the riding academy students and boarders only and that no additional carriages used in the horse drawn carriage operation...."

Ms. Mizner stated that the individuals who board horses at the equestrian center are not required to take lessons from the center and therefore are not always riding academy students.

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

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

MINUTES OF MEETING

April 16, 1987

Cal. No. 292-86-Z

Mr. Paul A. Rubschlager presented a request for an extension of time in which to obtain building permits for the erection of a one-story 5,000 square feet addition to the east side and a one-story 11,435 square feet addition to the west side of a one-story wholesale bakery building, with no north front yard and no east side yard instead of the 20 feet required when located across the street from a residential district, on premises at 3220 W. Grand Avenue, which variations were approved by the Board on October 17, 1986, in Cal. No. 292-86-Z.

Mr. Rubschlager stated that construction has been completed on the addition located on the corner of Kedzie and Augusta. Construction on the triangular plot bound by Augusta and Grand Avenue, and the old building, has to be delayed until the present tenant's lease terminates on June 30, 1987.

Chairman Guthman moved that the request be granted and the time extended to October 17, 1987. The motion prevailed by yeas and nays as follows:


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

MINUTES OF MEETING

April 16, 1987

Mr. Kennon moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on May 22, 1987.


Secretary