

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, January 22, 1982

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

The following were present and constituted a quorum:

Jack Guthman
Chairman

Michael J. Howlett
Thomas P. Keane
John P. Kringas

Absent-
George J. Cullen

MINUTES OF MEETING
January 22, 1982

Mr. Kringas moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 18, 1981 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Howlett, Keane and Kringas. Absent- Cullen.

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

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

APPLICANT: The Lord's Way Missionary Baptist Church
 APPEARANCES FOR: I. J. Stagman
 APPEARANCES AGAINST:

CAL. NO. 1-82-S
 MAP NO. 18-D
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 1250-56 E. 75th Street.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Lord's Way Missionary Baptist Church, owner, filed November 24, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one and two-story brick building, in a C1-2 Restricted Commercial District, on premises at 1250-56 E. 75th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 22, 1981 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, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the applicant church has been in possession of the building at 1250-52 E. 75th Street since the year 1972, having purchased the building from the Unity Baptist Church, which church had been in occupancy of the building at that time; that in the year 1979 the applicant acquired the building at 1254-56 E. 75th Street; that the Board takes judicial notice of the establishment of a church next west of and adjacent to the subject site which is there upon the order of the Circuit Court, No. 71 L 2565; that the proposed use is necessary for the public convenience at this location to accommodate the members of the congregation the majority of whom live in the area; that the public health, safety and welfare will be adequately protected in the operation of the said church which performs needed services in the community; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that this is not a viable business area and the use of the premises as a church will be compatible with the mixed residential and business improvements in the area, it is therefore

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

MINUTES OF MEETING

January 22, 1982

Cal. No. 1-82-S

Zoning Administrator is authorized to permit the establishment of a church in the one and two-story brick building, on premises at 1250-56 E. 75th Street, upon condition that the seating capacity of the church shall be 72 seats; 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 806

APPLICANT: Unity of Love M.B. Church

CAL. NO. 2-82-S

APPEARANCES FOR: Arnold Nagler

MAP NO. 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 5035 S. Halsted Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Unity of Love M.B. Church, owner, filed November 30, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 5035 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 1981 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, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the proposed use is necessary for the public convenience at this location to accommodate the 200 members of the congregation of the applicant church, 70% of whom live in the immediate area of the subject site; that the public health, safety and welfare will be adequately protected in the operation of the proposed church which will provide needed services in the community; that the use of the premises as a church will not cause substantial injury to the value of other property in the neighborhood in that Halsted Street at this location is a commercially developed area where a number of buildings recently have been razed, with about 35% vacancy, and with a number of abandoned boarded up buildings; and that the rehabilitation of the abandoned building on the subject site for use as a church, with the attendant off-street parking, should enhance the value of property in the neighborhood, it is therefore

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

MINUTES OF MEETING

January 22, 1982
Cal. No. 2-82-S

Zoning Administrator is authorized to permit the establishment of a church in the one-story brick building, on premises at 5035 S. Halsted Street, upon condition that off-street off-site parking lots shall be established at 5051 and 5023 S. Halsted Street, 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 806

APPLICANT: Unity of Love M.B. Church

CAL. NO. 3-82-S

APPEARANCES FOR: Arnold Nagler

MAP NO. 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING

January 22, 1982

PREMISES AFFECTED— 5051 S. Halsted Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Unity of Love M.B. Church, owner, filed November 30, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 5051 S. Halsted Street, to fulfill the parking requirements for a church to be established at 5035 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 1981 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, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to fulfill the parking requirements for the church to be established at 5035 S. Halsted Street; 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 use of the premises as a parking lot will be compatible with the type of 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 accessory off-site parking lot for the parking of private passenger automobiles, on premises at 5051 S. Halsted Street, to

MINUTES OF MEETING

January 22, 1982

Cal. No. 3-82-S

fulfill the parking requirements for a church to be established at 5035 S. Halsted 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 used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the 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; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that concrete curbing or guard rails shall be erected on the periphery of the parking area; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from S. Halsted Street; that the alley abutting the facility may not be used for ingress nor for egress; that the lot shall be securely locked at all times that services are not being conducted in the church; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Unity of Love M.B. Church

CAL. NO. 4-82-S

APPEARANCES FOR: Arnold Nagler

MAP NO. 12-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 5023 S. Halsted Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Unity of Love M.B. Church, owner, filed November 30, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a B4-2 Restricted Service District, on premises at 5023 S. Halsted Street, to fulfill the parking requirements for a church to be established at 5035 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 3, 1981 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, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to fulfill the parking requirements for the church to be established at 5035 S. Halsted Street; 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 use of the premises as a parking lot will be compatible with the type of 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 accessory off-site parking lot for the parking of private passenger automobiles, on premises at 5023 S. Halsted Street. to

MINUTES OF MEETING

January 22, 1982

Cal. No. 4-82-S

fulfill the parking requirements for a church to be established at 5035 S. Halsted 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 used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the 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; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that concrete curbing or guard rails shall be erected on the periphery of the parking area; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from S. Halsted Street; that the alley abutting the facility may not be used for ingress nor for egress; that the lot shall be securely locked at all times that services are not being conducted in the church; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Maurice Young
APPEARANCES FOR: Israel Dordek
APPEARANCES AGAINST:

CAL. NO. 5-82-S
MAP NO. 1-E
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED-- 420-38 E. Ohio Street.
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

Application approved.

THE RESOLUTION:

WHEREAS, Maurice Young, for the National Boulevard Bank of Chicato, Trust No. 3196, owner, filed December 10, 1981, an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 420-38 E. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 9, 1981 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, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the said use is located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that on October 26, 1972 the Board approved the establishment of a public parking lot on the subject site, under certain conditions, with a terminal date of December 31, 1981; that the parking lot has been operated by the applicant in compliance with the said conditions; that the applicant is requesting that the Board allow the continued operation of the parking lot; that the Board has incorporated the testimony of the original application into the record, and finds that the said parking lot is necessary at this location 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, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; and that the said use with a terminal date of January 22, 1987, with an interim review by the Board in January of 1985, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

MINUTES OF MEETING

January 22, 1982

Cal. No. 5-82-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 420-38 E. Ohio Street, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the surfacing, drainage, guard rails and lighting shall be maintained; that ingress and egress shall be from E. Ohio Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6:30 A.M. and 4 P.M., Mondays through Fridays, and on days when special events are being held in the area; that the lot shall be locked at all other times; that the use of the premises as a parking lot shall terminate five years from the date hereof, on January 22, 1987, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in January, 1985, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Rogers Park Partnership
 APPEARANCES FOR: David P. Deyoe
 APPEARANCES AGAINST:

CAL. NO. 6-82-S
 MAP NO. 19-H
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 7711-15 N. Paulina Street.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Rogers Park Partnership, for Kenneth C. and Gloria T. Linane, owners, filed December 14, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 7711-15 N. Paulina Street, for the use of residents of the apartment buildings located at 1710-20, 1658-68, 1643-49 and 1634-44 W. Juneway Terrace, 7740-42 and 7741-43 N. Marshfield Avenue, 7700-04, 7701-07 and 7717-23 N. Paulina Street, 7651-57 and 7639-47 N. Ashland Avenue, 7638-46 and 7628-36 N. Bosworth Avenue, and 1700-10, 1646-56 and 1549-51 W. Jonquil Terrace; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1981 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, Section 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 January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the Rogers Park Partnership is acquiring twelve buildings, containing 304 dwelling units, in the neighborhood surrounding the subject site and has embarked upon a community rehabilitation and redevelopment program involving the rehabilitation and remodeling of apartment buildings with provision for landscaping and off-street parking for the purpose of revitalizing the neighborhood; that the proposed parking lot is necessary for the public convenience at this location to provide residents of the community with secure parking facilities and to remove the congestion in the streets; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use will not cause substantial injury to the value

MINUTES OF MEETING

January 22, 1982

Cal. No. 6-82-S

of other property in the neighborhood but will serve to enhance 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 accessory off-site parking lot for the parking of private passenger automobiles, on premises at 7711-15 N. Paulina Street, for the use of residents of the apartment buildings located at 1710-20, 1658-68, 1643-49 and 1634-44 W. Juneway Terrace, 7740-42 and 7741-43 N. Marshfield Avenue, 7700-04, 7701-07 and 7717-23 N. Paulina Street, 7651-57 and 7639-47 N. Ashland Avenue; 7638-46, 7628-36 N. Bosworth Avenue, and 1700-10, 1646-56 and 1549-51 W. Jonquil Terrace, 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 used solely for the parking of private passenger automobiles and that no commercial vehicles may be parked upon the said lot at any time; that a strip of land 15 feet in width along the west lot line shall be landscaped and a strip of land 4 feet in width along the north lot line shall be planted with buckhorn hedges; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that a fence shall be provided along the south lot line; that 2 foot highway barriers shall be erected along the east lot line; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from N. Paulina Street; that the alley abutting the facility may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Rogers Park Partnership
 APPEARANCES FOR: David P. Deyoe
 APPEARANCES AGAINST:

CAL. NO. 7-82-Z
 MAP NO. 19-H
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 7711-15 N. Paulina Street.
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

Variation granted.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Rogers Park Partnership, for Kenneth C. and Gloria T. Linane, owners, filed December 14, 1981, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the illumination of a parking lot between the hours of 10 P.M. and 7 A.M., on premises at 7711-15 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 20, 1981 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, Section 7.12(8) d."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the applicant desires to use the subject property as a parking lot to serve apartments buildings which the partnership owns in the area and is seeking a variation to permit the parking lot to be open on a 24 hour a day basis and to keep the parking lot lighted between the hours of 10 P.M. and 7 A.M.; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the parking lot could not adequately serve the lessees of the lot if there were a limit on the hours of use and illumination; that the plight of the owner is due to the need for a well lighted safe parking lot; and that the illumination, which will be shielded, will not alter the essential character of the locality, it is therefore

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

MINUTES OF MEETING

January 22, 1982

Cal. No. 7-82-Z

and that a variation be and it hereby is granted to permit the illumination of a parking lot between the hours of 10 P.M. and 7 A.M., on premises at 7711-15 N. Paulina Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rogers Park Partnership

CAL. NO. 8-82-A

APPEARANCES FOR: David P. Deyoe

MAP NO. 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING

January 22, 1982

PREMISES AFFECTED— 7717-23 N. Paulina Street.

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

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Rogers Park Partnership, for the Chicago Title and Trust Company, Trust No. 1069974, owner, filed December 14, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an accessory management office for the Rogers Park Partnership in the basement of a three-story brick apartment building, in an R4 General Residence District, on premises at 7717-23 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1981 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, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the applicant is engaged in an extensive community rehabilitation program involving the rehabilitation and remodeling of 304 dwelling units in twelve apartment buildings and in connection therewith desires to locate a management office in existing basement space in the apartment building on the subject site; that the operations conducted in the office will be limited to the management, not sale, of the said twelve apartment buildings and will not include the sale or management of any other property; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an accessory management office for the Rogers Park Partnership in the basement of the three-story brick apartment building, on premises at 7717-23 N. Paulina Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: God's House of Holiness in Christ

APPEARANCES FOR: Richard Russell

APPEARANCES AGAINST:

CAL. NO. 9-82-S

MAP NO. 24-F

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 538-46 W. 103rd Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued until
February 19, 1982.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

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

APPLICANT: South Side Unity Center of Christianity
 APPEARANCES FOR: Mark Jones
 APPEARANCES AGAINST:

CAL. NO. 10-82-S
 MAP NO. 22-H
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 9320 S. Ashland Avenue.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the South Side Unity Center of Christianity, for Heritage Pullman Bank & Trust Company, Trust No. 71-81107, owner, filed December 22, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a B4-2 Restricted Service District, on premises at 9320 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 22, 1981 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, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; 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, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the applicant church presently is located on W. 63rd Street; that more than half of the 180 members of the congregation have moved to the area between W. 79th Street and W. 111th Street; that the establishment of a church-school at the subject site is a central location for the members of the congregation and within walking distance for many of the members; that the public health, safety and welfare will be adequately protected in the operation of the said church-school; that Ashland Avenue at this point is developed with business improvements with several vacant stores and vacant land, which trend is having an adverse effect on the value of other business property in the neighborhood; that the establishment of a church at this location, which will be of social benefit to the community, will not cause substantial injury to the value of other property in the neighborhood, it is therefore

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

MINUTES OF MEETING
January 22, 1982
Cal. No. 10-82-S

Zoning Administrator is authorized to permit the establishment of a church in the one-story brick building, on premises at 9320 S. Ashland Avenue, upon condition that the parking area shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that a driveway shall be constructed on S. Ashland Avenue in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Chicago Tribune Company

CAL. NO. 11-82-S

APPEARANCES FOR: Crystal L. Pruess

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 435 N. Michigan Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, the Chicago Tribune Company, owner, filed December 21, 1981, an application for a special use under the zoning ordinance for the approval of the location and the erection of a microwave relay tower on the roof of the six-story portion of the Tribune Tower, in a B6-7 Restricted Central Business District, on premises at 435 N. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 19, 1981 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, Section 8.4-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982 after due notice thereof by publication in the Chicago Sun-Times on January 4, 1982; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B6-7 Restricted Central Business District; that on September 19, 1980 the Board approved the erection of a microwave relay tower on the roof of the seven-story portion of the Tribune Tower and on April 16, 1981 approved the erection of a second microwave relay tower on the roof of the 34th floor of the Tribune Tower; that at this time the applicant is seeking to erect a microwave relay tower on the sixth floor of the Tribune Tower for the purpose of receiving satellite-transmitted television programming (cable programming) for the purpose of evaluating said programs for the purpose of enabling the applicant company to keep abreast of new and emerging technology relating to the communications industry; that the proof presented indicates that the proposed tower is necessary for the public convenience at this location in that it will play an integral role in providing communications services to the public; that the public health, safety and welfare will be adequately protected in the use of the proposed tower to be designed and operated in compliance with FCC regulations; and that the proposed tower will not cause substantial injury to the value of other property in the neighborhood in that the tower, which is non-radiated and receiving only, will be located behind the Tribune sign and will be

MINUTES OF MEETING

January 22, 1982

Cal. No. 11-82-S

virtually obscured from the street level, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a microwave relay tower on the roof of the six-story portion of the Tribune Tower, on premises at 435 N. Michigan Avenue, upon condition that the installation and the operation of the tower shall be in compliance with the regulations of the Federal Communications Commission and will not cause any interference in radio and television reception in the area; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Charlie Hatter
 APPEARANCES FOR: Charlie Hatter
 APPEARANCES AGAINST:

CAL. NO. 12-82-A
 MAP NO. 24-G
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 9985-87 S. Beverly Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Charlie Hatter, owner, filed December 21, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a two-story brick store and apartment building, in an R2 Single Family Residence District, on premises at 9985-87 S. Beverly Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 14 1981 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, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the subject property has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the change of use to a candy store is a proper substitution under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store on the first floor of a two-story brick store and apartment building, on premises at 9985-87 S. Beverly Avenue, upon condition that there shall be no automatic amusement machines on the premises; upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., Monday through Saturdays; 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 806

APPLICANT: John Allen
 APPEARANCES FOR: John Allen
 APPEARANCES AGAINST:

CAL. NO. 13-82-A
 MAP NO. 1-L
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 4915 W. Hubbard Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, John Allen, owner, filed November 23, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-1/2 story frame building as three apartments, in an R3 General Residence District, on premises at 4915 W. Hubbard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 22, 1981 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, Section 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as three apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellants have a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 2-1/2 story frame building, on premises at 4915 W. Hubbard Street, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Emmanuel Arthur
 APPEARANCES FOR: Emmanuel Arthur
 APPEARANCES AGAINST:

CAL. NO. 14-82-A
 MAP NO. 26-F
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 10620 S. Wentworth Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Emmanuel Arthur, owner, filed November 23, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile body and fender shop in the one-story brick building, in a B2-1 Restricted Retail District, on premises at 10620 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 6, 1981 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, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the garage building on the subject site had been lawfully operated as a fully equipped machine shop, repairing starters and generators for automobiles with the necessary body and fender equipment on the premises; that the operation of a body shop for the rebuilding of automobiles, painting and body work is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile body shop in the one-story brick building, on premises at 10620 S. Wentworth Avenue, upon condition that the operation shall at all times be operated in conformance with the performance standards established for the M1-1 to M1-5 Districts under the zoning ordinance, and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued, and that the hours of operation shall be limited to the hours between 8 A.M. and 5:30 P.M., Mondays through Fridays, and from 8 A.M. until 1 P.M. on Saturdays; that there shall be no operation on Sundays nor on holidays.

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

APPLICANT: Robert Romero
 APPEARANCES FOR: Robert Romero
 APPEARANCES AGAINST:

CAL. NO. 15-82-A
 MAP NO. 7-G
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED-- 2549 N. Racine Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Robert Romero, for John Wright, owner, filed November 27, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an upholstery shop in a two-story brick building on the rear of a lot improved with a three-story brick store and apartment building on front of lot, in an R4 General Residence District, on premises at 2549 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 25, 1981 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, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; and

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

WHEREAS, the Zoning Board of appeals, being fully advised in the premises finds that in this case that said use is located in an R4 General Residence District; that the proof presented indicates that the subject site has been occupied as a body shop and an auto upholstery shop, which were recently combined, since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of the body shop combined with the upholstery shop, on premises at 2549 N. Racine Avenue, upon condition that automobiles being repaired are kept off streets, walks and alleys; 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: Frank C. Garrett
 APPEARANCES FOR: Robert N. Hilbert
 APPEARANCES AGAINST:

CAL. NO. 16-82-A
 MAP NO. 19-G
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 7628 N. Rogers Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Frank C. Garrett, owner, filed November 30, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a four-story brick building as six apartments, in an R4 General Residence District, on premises at 7628 N. Rogers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 25, 1981 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, Section 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the four-story brick building on the subject site has been occupied as six apartments since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as six apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the building, on premises at 7628 N. Rogers Avenue, as six apartments, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Jose Medina
APPEARANCES FOR: Jose Medina
APPEARANCES AGAINST:

CAL. NO. 17-82-A
MAP NO. 3-J
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 3517 W. Beach Street.

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

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Jose Medina, owner, filed December 1, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story brick building as two apartments, in an R3 General Residence District, on premises at 3517 W. Beach Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1981 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, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 1-1/2 story brick building, on premises at 3517 W. Beach Street, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elspeth Revere and Bruce Calder
 APPEARANCES FOR: Elspeth Revere
 APPEARANCES AGAINST:

CAL. NO. 18-82-A
 MAP NO. 5-I
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 3139 W. Belden Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Elspeth Revere and Bruce Calder, owners, filed December 2, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 3-1/2 story brick building as four apartments, in an R3 General Residence District, on premises at 3139 W. Belden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 2, 1981 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, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the 3-1/2 story brick building on the subject site has been occupied as four apartments since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the building, on premises at 3139 W. Belden Avenue, as four apartments, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Edward Bak
APPEARANCES FOR: Edward Bak
APPEARANCES AGAINST:

CAL. NO. 19-82-A
MAP NO. 13-N
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 5332 N. Nashville Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued until
February 19, 1982.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Leon Hosley
 APPEARANCES FOR: Leon Hosley
 APPEARANCES AGAINST:

CAL. NO. 20-82-A
 MAP NO. 22-D
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 8911 S. Cottage Grove Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Leon Hosley, owner, filed December 7, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a barber shop on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 8911 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1981 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, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the first floor of the two-story brick store and apartment building on the subject site has been occupied by business uses since prior to the year 1957 at which time the property was rezoned to R4; that the establishment of a barber shop at the subject site is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a barber shop on the first floor of a two-story brick store and apartment building, on premises at 8911 S. Cottage Grove Avenue, upon condition that the hours of operation shall be limited to the hours between the hours of 9 A.M. and 6:30 P.M., Monday through Saturdays, 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 806

APPLICANT: Nicola Haddad
APPEARANCES FOR: LeAnn Kirkland
APPEARANCES AGAINST:

CAL. NO. 354-81-Z
MAP NO. 17-O
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 6689 N. Oliphant Avenue.
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued until
February 19, 1982.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Southwest Women Working Together & Mujeres Latinas En Accion CAL. NO. 373-81-S

APPEARANCES FOR: Cary S. Glenner

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 2313 S. Millard Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Southwest Women Working Together and Mujeres Latinas En Accion, for James and Gloria Walters, owners, filed November 19, 1981, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a sheltered care home for battered women in a two-story brick building, in an R4 General Residence District, on premises at 2313 S. Millard Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 14, 1981 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, Section 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on December 18, 1981 and January 22, 1982 after due notice thereof by publication in the Chicago Tribune on November 30, 1981; 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, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the Southwest Women Working Together and Mujeres Latinas En Accion, as a joint effort, propose to establish a sheltered care home for battered women from the southwest side of the City of Chicago in the building on the subject site; that the home will house from 20 to 25 women and children on a temporary basis with the average length of stay two to three weeks, with a maximum of one month; that a full range of services will be provided, i.e., counseling service, placement service, reference to other agencies within the area for job training, English classes, etc.; that an executive director with a degree in social services or related fields and Spanish bilingual, will be chosen by the two organizations, which person will be responsible for hiring the staff, which staff members must have the requisite background in social services, and one of whom shall be on the premises at all times; that the proposed use is necessary for the public convenience at this location in that there is no such facility available for battered women in this area of the city; that the public health, safety and welfare will be adequately protected in the use of the premises as

MINUTES OF MEETING

January 22, 1982
Cal. No. 373-81-S

a sheltered care home to be operated under the conditions hereinafter set forth; and that the establishment of the proposed home will be compatible with the multi-residential and institutional types of 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 sheltered care home for battered women in the two-story brick building, on premises at 2313 S. Millard Avenue, upon condition that the capacity of the home shall be limited to 25 women and children residents with a maximum length of stay of four weeks; that no mentally ill women or children, nor women or children with serious alcoholic or drug related problems may be sheltered in the home; that the members of the staff shall be qualified and have degrees in social services or related fields; that at least one staff member, who is a qualified Spanish bilingual counselor capable of giving professional guidance, shall be on the premises at all times; that there shall be no signs on the premises identifying the use; 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 806

APPLICANT: Henry Johnson
APPEARANCES FOR: Henry Johnson
APPEARANCES AGAINST:

CAL. NO. 380-81-A
MAP NO. 22-A
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED-- 9134 S. Mackinaw Avenue
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Henry Johnson, owner, filed October 26, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in a one-story brick store building, in an R4 General Residence District, on premises at 9134 S. Mackinaw Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 1981 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, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the subject site was occupied by a tavern at the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a tavern in the one-story brick store building, on premises at 9134 S. Mackinaw Avenue, 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: Jacob DeLeon
 APPEARANCES FOR: Jacob DeLeon
 APPEARANCES AGAINST:

CAL. NO. 21-82-A
 MAP NO. 22-B
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 2761 E. 87th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Jacob DeLeon, owner, filed December 7, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a one-story brick store building at the rear of a lot improved with a single family residence, in an R3 General Residence District, on premises at 2761 E. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 1981 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, Section 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 January 22, 1982; 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, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the subject site is improved with a non-conforming one-story brick store building at rear of a lot which has been occupied by business uses since the year 1955, the last use having been an office; that the change of use to a carry-out restaurant is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a carry-out restaurant in the one-story brick store building at rear of lot improved with a single family residence, on premises at 2761 E. 87th Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 10 P.M., Monday through Saturdays, 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 806

APPLICANT: Martin Oil Service, Inc.

CAL. NO. 22-82-A

APPEARANCES FOR:

MAP NO. 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 6655 S. Kedzie Avenue

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

ACTION OF BOARD—

Case withdrawn at the
request of the appellant.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Morris Head
 APPEARANCES FOR: Morris Head
 APPEARANCES AGAINST:

CAL. NO. 23-82-A
 MAP NO. 20-F
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 8049 S. Vincennes Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Morris Head, owner, filed December 8, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit food dispensing in an existing grocery store on the first floor of a two-story frame store and apartment building, in an R3 General Residence District, on premises at 8049 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 8, 1981 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, Section 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 January 22, 1982; 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, finds that in this case the proposed use is located in an R3 General Residence District; that the proof presented indicates that on 11/17/78 the Board sustained an appeal permitting the establishment of a grocery store on the first floor of the two story frame building on the subject site, #269-78-A; that the dispensing of food is a legal expansion of a non-conforming use, and that no violation of the zoning ordinance exists nor is contemplated, 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 in the grocery store on the first floor of the two-story frame building, on premises at 8049 S. Vincennes Avenue, 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: Joseph Guzik
 APPEARANCES FOR: Joseph Guzik
 APPEARANCES AGAINST:

CAL. NO. 24-82-A
 MAP NO. 14-K
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 5915 S. Kildare Avenue.
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Joseph Guzik, owner, filed December 8, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story frame building as two apartments, in an R2 Single Family Residence District, on premises at 5915 S. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 1, 1981 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, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 1-1/2 story frame building, on premises at 5915 S. Kildare Avenue, as two apartments, upon condition that there shall be no residential use of the basement; that the building shall be brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John Montgomery
APPEARANCES FOR: John Montgomery
APPEARANCES AGAINST:

CAL. NO. 25-82-A
MAP NO. 16-E
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 7007 S. King Drive

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

ACTION OF BOARD—

Case continued until
February 19, 1982.

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

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

APPLICANT: Joseph A. Ricchio
 APPEARANCES FOR: Joseph A. Ricchio
 APPEARANCES AGAINST:

CAL. NO. 26-82-A
 MAP NO. 7-J
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 2956 N. Hamlin Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Joseph A. Ricchio, for Karl & Ute Reschke, owners, filed December 8, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as four apartments, in an R3 General Residence District, on premises at 2956 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 1981 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, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the two-story frame building on the subject site has been occupied as four apartments since prior to the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the building, on premises at 2956 N. Hamlin Avenue, as four apartments, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elizabeth Christian
 APPEARANCES FOR: Elizabeth Christian
 APPEARANCES AGAINST:

CAL. NO. 27-82-A
 MAP NO. 10-F
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 4159 S. Wells Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Elizabeth Christian, owner, filed December 8, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building on front of lot as two apartments and a one-story frame building on rear of lot as one apartment, in an R3 General Residence District, on premises at 4159 S. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 7, 1981 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, Sections 7.5-3, 7.12 & 6.6-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the two-story frame building on the front of the lot has been occupied as two apartments and the one-story frame building on the rear of the lot has been occupied as one apartment since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the buildings as three apartments, provided the buildings are brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building on front of lot as two apartments and the one-story frame building on rear of lot as one apartment, on premises at 4159 S. Wells Street, upon condition that the buildings are brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Josephine Harrington
 APPEARANCES FOR: Josephine Harrington
 APPEARANCES AGAINST:

CAL. NO. 28-82-A
 MAP NO. 16-G
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 1439 W. Marquette Road
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Josephine Harrington, for Mrs. Willis, owner, filed November 23, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a one and two-story brick store and apartment building, in an R3 General Residence District, on premises at 1439 W. Marquette Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 23, 1981 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, Section 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 January 22, 1982; 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, finds that in this case the proposed use is to be located in an R3 General Residence District; that the subject property has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the change of use to a candy store is a proper substitution under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store on the first floor of the one and two-story brick store and apartment building, on premises at 1439 W. Marquette Road, upon condition that there shall be no automatic amusement machines on the premises; upon condition that the hours of operation shall be limited to the hours between 12 P.M. and 7 P.M., Monday through Fridays; 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 806

APPLICANT: Catalina Allberon
 APPEARANCES FOR: Catalina Allberon
 APPEARANCES AGAINST:

CAL. NO. 29-82-A
 MAP NO. 4-G
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 2012 S. Blue Island Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Catalina Allberon, owner, filed December 14, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store into additional rooms for an existing apartment on the first floor of a two-story frame two apartment building, in a C1-2 Restricted Commercial District, on premises at 2012 S. Blue Island Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 29, 1981 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, Section 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 January 22, 1982; 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, finds that in this case the said use is located in a C1-2 Restricted Commercial District, on premises at 2012 S. Blue Island Avenue; that the proof presented indicates that the building on the subject site contained a store on the first floor prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that under Section 6.4-6 of the zoning ordinance the non-conforming use of part of a building may be extended to the rest of the building in which it is located; that the appellant has a right to convert the store into additional rooms for the existing apartment on the first floor on the subject site, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of the store into additional rooms for the existing apartment on the first floor of the two-story frame two apartment building, on premises at 2012 S. Blue Island Avenue, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bert Swanson
 APPEARANCES FOR: Bert Swanson
 APPEARANCES AGAINST:

CAL. NO. 30-82-A
 MAP NO. 28-F
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 3641 W. 60th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Bert Swanson, owner, filed December 18, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story brick building as two apartments, in an R2 Single Family Residence District, on premises at 3641 W. 60th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 18, 1981 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, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the 1-1/2 story brick building on the subject site has been occupied as two apartments since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the building, on premises at 3641 W. 60th Street, as two apartments, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Tyrone Elsworth Kirkess
VARANCES FOR: Marilyn Kirkess
VARANCES AGAINST:

CAL. NO. 31-82-A
MAP NO. 28-F
MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED-- 67 W. 111th Place.

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

ACTION OF BOARD--

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Tyrone Elsworth Kirkess, owner, filed December 16, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a food and variety store on the first floor of a two-story frame building, in an R3 General Residence District, on premises at 67 W. 111th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 14, 1981 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, Section 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 January 22, 1982; 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, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the building on the subject site at one time contained a store on the first floor; that the facade of the building has been changed removing the store front and giving the building the appearance of a strictly residential building; that the use of the first floor as a store has been discontinued in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the re-establishment of a store in the building; that the appellant would have the right to occupy the first floor of the building as an apartment, 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: Carlene E. Simpson
 APPEARANCES FOR: Arlene Patterson
 APPEARANCES AGAINST:

CAL. NO. 32-82-A
 MAP NO. 20-E
 MINUTES OF MEETING
 January 22, 1982

PREMISES AFFECTED— 8019 S. Indiana Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Carlene E. Simpson, owner, filed December 23, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story frame building as two apartments, in an R2 Single Family Residence District, on premises at 8019 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 22, 1981 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, Section 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 22, 1982; 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, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the 1-1/2 story frame building on the subject site has been occupied as two apartments since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the building, on premises at 8019 S. Indiana Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations, with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Usher Kennebrew

CAL. NO. 386-81-A

APPEARANCES FOR: Usher Kennebrew

MAP NO. 28-F

APPEARANCES AGAINST:

MINUTES OF MEETING
January 22, 1982

PREMISES AFFECTED— 101 W. 117th Street

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

ACTION OF BOARD—

THE VOTE

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

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

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X | | |
| | | X |
| X | | |
| X | | |
| X | | |

THE RESOLUTION:

WHEREAS, Usher Kennebrew, for Venson Realty, owner, filed November 2, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store on the first floor of a two-story frame store and apartment building, in an R3 General Residence District, on premises at 101 W. 117th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 1981 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, Section 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 December 18, 1981; 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, finds that in this case the said use is located in an R3 General Residence District; that on March 21, 1975 the Board sustained an appeal permitting the establishment of a grocery store in the non-conforming store in the building on the subject site; that the use has been continuous since that time; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

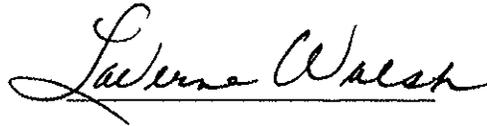
RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store on the first floor of the two-story frame store and apartment building, on premises at 101 W. 117th Street, upon condition that no alcoholic beverages may be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation of the grocery store shall be limited to the hours between 7 A.M. and 7 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

MINUTES OF MEETING

January 22, 1982

Mr. Kringas moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, February 19, 1982 at 9:00 A.M.

A handwritten signature in cursive script, reading "Lucene Walsh". The signature is written in dark ink and is positioned below the main text of the minutes.