

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, February 19, 1982

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

The following were present and constituted a quorum:

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

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Mr. Keane moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 22, 1982 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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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: Husni A. Haleem  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 33-82-S  
 MAP NO. 10-K  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 4024 W. 47th 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, Husni A. Haleem, owner, filed December 28, 1981, an application for a special use under the zoning ordinance for the approval of the location and the erection of a single family residence, in a B2-1 Restricted Retail District, on premises at 4024 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 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 February 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 1, 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 proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that 47th Street at this point is not a viable business area; that there are many vacant stores in the area and newer developments are residential in nature; that the proposed use is necessary for the public convenience at this location since there is no demand for additional business improvements at this location; that the public health, safety and welfare will be adequately protected in the design of the proposed structure which provides adequate open space; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that it will be compatible with the mixed business and residential character of the area, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a single family residence, on premises 4024 W. 47th 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: Husni A. Haleem  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 34-82-Z  
 MAP NO. 10-K  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 4024 W. 47th 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, Husni A. Haleem, owner, filed December 28, 1981, an application for a variation of the zoning ordinance to permit, in a B2-1 Restricted Retail District, the erection of a one-story brick single family residence whose front yard will be 10 instead of 20 feet, on premises at 4024 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 28, 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 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 1, 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 proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the proposed improvement will abut a building that is constructed to the front lot line; 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 providing a 20 foot front yard would obscure the view from the building and would detract from the architectural excellence of the proposed building; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality in that there is much vacant land in the area and the majority of the improvements do not provide a 20 foot front yard, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story brick single family residence whose front yard will be 10 instead of 20 feet, on premises at 4024 W. 47th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Harrold H. Hayden and Donald F. Zygus  
 APPEARANCES FOR: Ralph B. Andejaski  
 APPEARANCES AGAINST:

CAL. NO. 35-82-S  
 MAP NO. 10-K  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 2814-16 N. Sheffield 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, Harrold H. Hayden and Donald F. Zygus, for the LaSalle National Bank, Trust No. 103490, owner, filed January 12, 1982 an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of private passenger automobiles, in a B2-2 Restricted Retail District, on premises at 2814-16 N. Sheffield Avenue, for the use of a grocery store to be established at 1002 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 4, 1982 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 February 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 1, 1982; and

WHEREAS, the district maps show that the premises are located in a B2-2 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 proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to accommodate the customers of the grocery store to be established at 1002 W. Diversey Parkway; 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 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 2814-16 N. Sheffield Avenue, for the use of a grocery store to be established at 1002 W. Diversey Parkway, upon

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condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the said 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 lighting shall be provided which will be deflected away from abutting residential properties; that concrete curbing or guard rails shall be erected on the periphery of the parking area; that ingress and egress shall be provided as determined by the Department of Streets and Sanitation of the City of Chicago; that the lot shall be securely locked at all times the grocery store it will serve is not open for business; 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: David Wolski  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 36-82-Z  
 MAP NO. 10-J  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 4610 S. Trumbull Avenue.  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas			X

Variation granted.

THE RESOLUTION:

WHEREAS, David Wolski, owner, filed January 19, 1982, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a second floor addition to a one-story brick single family residence whose north side yard will be 2 feet 6 inches instead of 5 feet and whose rear yard will be 5 feet 5 inches instead of 30 feet, on premises at 4610 S. Trumbull Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 17, 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 7.9-3 and 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 1, 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 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 needs of the applicant's family require additional living space to be provided in a second floor addition which will follow the building lines of the existing structure; that the plight of the owner is due to the location of the subject residence on the rear of the lot; and that the variation, if granted, will not alter the essential character of the locality in that the residence on the subject site is located in the rear yard and the proposed addition, which will follow the building lines of the existing structure, will not impair an adequate supply of light and air to any adjoining property, it is therefore

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

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a second floor addition to a one-story brick single family residence whose north side yard will be 2 feet 6 inches instead of 5 feet and whose rear yard will be 5 feet 5 inches instead of 30 feet, on premises at 4610 S. Trumbull Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Timothy Lutheran Church

CAL. NO. 37-82-S

APPEARANCES FOR: Herbert Sievers

MAP NO. 20-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 8257 S. 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, the Timothy Lutheran Church, owner, filed January 19, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 8257 S. Paulina Street, for the use of a church located at 1700 W. 83rd Street; 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 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 1, 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 a parking lot at this location is necessary for the public convenience to accommodate the needs of the applicant church; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with provision for landscaping and fencing, 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 off-site parking lot for the parking of private passenger automobiles, on premises at 8257 S. Paulina Street, for the use of a church located at 1700 W. 83rd Street, upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied

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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 a strip of land 15 feet wide along the west lot line shall be landscaped and planted with shrubbery; that the balance of the lot shall be improved with a 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 lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from S. Paulina 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 applicant church or when the classes are not being conducted in the accessory school; 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 of the provisions of this resolution have been complied with.

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  
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PREMISES AFFECTED— 5332 N. Nashville 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, Edward Bak, owner, filed December 15, 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 and on a lot improved with a 1-1/2 story frame residence at rear, in an R2 Single Family Residence District, on premises at 5332 N. Nashville 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 front of the lot has been occupied as two apartments and the 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 building on the front of lot as two apartments and the building on rear of lot as one apartment, 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 1-1/2 story frame building on front of lot as two apartments and the 1-1/2 story frame building on rear of lot as one apartment, on premises at 5332 N. Nashville Avenue, 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: Edward Bak  
 APPEARANCES FOR: Edward Bak  
 APPEARANCES AGAINST:

CAL. NO. 38-82-Z  
 MAP NO. 13-N  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 5332 N. Nashville Avenue.  
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas			X

Variation denied.

THE RESOLUTION:

WHEREAS, Edward Bak, owner, filed January 13, 1982, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a one and two-story addition, 7.5 by 24 feet, to the front of a two-story frame two-apartment building whose front yard will be 2.22 instead of 20 feet, on premises at 5332 N. Nashville Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 25, 1982 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 7.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on February 1, 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 addition requested exceeds the allowable floor area ratio of the building; that the Board has no authority to grant the variation requested, it is therefore

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

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

APPLICANT: Michael Murphy  
APPEARANCES FOR: Mark Kupiec  
APPEARANCES AGAINST: Walter J. Smulski, et al  
PREMISES AFFECTED-- 4600 S. Kedvale Avenue.  
SUBJECT-- Application to vary the requirements of the zoning ordinance.

CAL. NO. 39-82-Z  
MAP NO. 10-K  
MINUTES OF MEETING  
February 19, 1982

ACTION OF BOARD--

Case continued until  
March 12, 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: Guillermo M. Guzman  
 APPEARANCES FOR: Guillermo M. Guzman  
 APPEARANCES AGAINST:

CAL. NO. 40-82-A  
 MAP NO. 12-H  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 4858 S. Wood Street  
 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, Guillermo M. Guzman, 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 two-story frame building as three apartments, in an R3 General Residence District, on premises at 4858 S. Wood Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 21, 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 February 19, 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 no facts were presented to indicate that the building on the subject site had been occupied as three apartments prior to December 30, 1955; that the appellant has not established the basis of his appeal, 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: Rogelio and Mary Martinez  
 APPEARANCES FOR: Mary Martinez  
 APPEARANCES AGAINST: Robert F. Krska, et al

CAL. NO. 41-82-A  
 MAP NO. 12-H  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 4844 S. Marshfield Avenue  
 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, Rogelio and Mary Martinez, owners, filed December 31, 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 4844 S. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 28, 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 February 19, 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 on October 23, 1981 the Board denied an identical request of the applicant seeking to legalize the use of the subject site as four apartments, Cal. No. 322-81-A, and on December 18, 1981 the Board granted the request of the appellants to file a new application; that the Board finds that no facts were presented which would cause it to change the decision rendered in the previous appeal, 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: Michael A. Piasecki  
 APPEARANCES FOR: Michael A. Piasecki  
 APPEARANCES AGAINST:

CAL. NO. 42-82-A  
 MAP NO. 7-M  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 3055 N. Austin 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, Michael A. Piasecki, for Joseph M. Sullivan, owner, filed December 19, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop in a one-story brick building in an existing licensed automobile service station, in an R3 General Residence District, on premises at 3055 N. Austin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 February 19, 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 subject site has been occupied as an automobile service station operating an automobile repair shop on premises 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 an automobile repair shop in the one-story brick building in an existing licensed automobile service station, on premises at 3055 N. Austin Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Carmen Velasquez  
 APPEARANCES FOR: Carmen Velasquez  
 APPEARANCES AGAINST:

CAL. NO. 43-82-A  
 MAP NO. 4-G  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 1901 S. Loomis 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, Carmen Velasquez, owner, filed December 29, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant, including the sale of liquor, on the first floor of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 1901 S. Loomis Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 6.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 store on the first floor of the building on the subject site had been operated as a tavern, which use recently was discontinued; that the change of use to a 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 restaurant, including the sale of wine and beer, on the first floor of the four-story brick store and apartment building, on premises at 1901 S. Loomis Street, upon condition that there shall be a service bar only; that the hours of operation shall be limited to the hours between 11 A.M. and 12 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

APPLICANT: Valdie and Ida Guliex  
 APPEARANCES FOR: Patrick C. McCluskin  
 APPEARANCES AGAINST:

CAL. NO. 44-82-A  
 MAP NO. 16-G  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 6817 S. Racine 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, Valdie and Ida Guliex, owners, filed December 31, 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 R3 General Residence District, on premises at 6817 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 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 February 19, 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 has been occupied as two apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that a fire in April of 1981 caused damage to the building which was less than 50% of the cost of restoration; that the appellants have a right to restore the building as a two apartment, 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 restoration of a two apartment building, on premises at 6817 S. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Christine Coleman  
 APPEARANCES FOR: Christine Coleman  
 APPEARANCES AGAINST:

CAL. NO. 45-82-A  
 MAP NO. 16-E  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 28 E. 69th 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, Christine Coleman, for Kelsey King, owner, filed January 6, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and variety store in one unit of a two-story four-store complex, in an R3 General Residence District, on premises at 28 E. 69th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1982 reads:

"Application no 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 February 19, 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 and variety 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 and variety store in one unit of the two-story four-store complex, on premises at 28 E. 69th Street, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 7 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

APPLICANT: May Hunt  
 APPEARANCES FOR: May Hunt  
 APPEARANCES AGAINST:

CAL. NO. 46-82-A  
 MAP NO. 2-L  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 405 S. Lavergne 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, May Hunt, owner, filed January 11, 1982, an appeal from the decision of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store and apartment building, in an R3 General Residence District, on premises at 405 S. Lavergne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 1982 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 February 19, 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 site has been occupied by business uses since prior to 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 her appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the one-story brick store and apartment building, on premises at 405 S. Lavergne 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 8 A.M. and 7 P.M., Monday through Saturday; 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: Gerald W. Walsh

CAL. NO. 47-82-A

APPEARANCES FOR: Gerald W. Walsh

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 19, 1982

PREMISES AFFECTED-- 1301 W. Nelson 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, Gerald W. Walsh, for the Bank of Ravenswood, Trust #2411, filed December 15, 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 rear of lot as a single family residence on a lot improved with a two-story frame two-apartment building, in an R3 General Residence District, on premises at 1301 W. Nelson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 5, 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 5.5, 7.5-3 & 7.12-1."

and'

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 rear of lot has been occupied as a single family residence 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 a single family residence, 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 two-story frame building on rear of lot, on premises at 1301 W. Nelson Street, as a single family residence on a lot improved with a two-story frame two-apartment building, 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: Cam Building Corporation  
 APPEARANCES FOR: Alfred S. Portis  
 APPEARANCES AGAINST:

CAL. NO. 48-82-A  
 MAP NO. 1-J  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 6 N. Hamlin Avenue

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

ACTION OF BOARD—

THE VOTE

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

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, Cam Building Corporation, owner, filed January 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food on the third floor of a thirteen-story brick building for persons and organizations occupying the building and for four off-site day care centers the applicant corporation operated, in an R6 General Residence District, on premises at 6 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 12, 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 7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982; and

WHEREAS, the district maps show that the premises are located in an R6 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 R6 General Residence District; that the proof presented indicates that the building on the subject site was constructed and occupied as an athletic club and later was occupied as a nursing home; that the applicant corporation is seeking zoning certification for a food dispensing license accessory to the operation of an emergency shelter, a work release program and a catering establishment, none of which are permitted uses; that the Board has no authority to permit the use requested, it is therefore

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

APPLICANT: Marco A. Melone  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 49-82-A  
 MAP NO. 10-L  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 4814 W. 47th 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, Marco A. Melone, for the Standard Bank & Trust Company, Trust #3088, filed January 13, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto body shop in a one-story brick building, in a B4-1 Restricted Service District, on premises at 4814 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 13, 1982 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 February 19, 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 said use is located in a B4-1 Restricted Service District; that the proof presented indicates that the appellant has operated a body and fender shop in the one-story brick garage building on the subject site since prior to 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 continued operation of an auto body and fender shop in the one-story brick building, on premises at 4814 W. 47th Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 4:30 P.M., Mondays through Fridays, and from 8 A.M. until 1 P.M. on 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: Michael Karaitis

CAL. NO. 50-82-A

APPEARANCES FOR:

MAP NO. 16-I

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 19, 1982

PREMISES AFFECTED— 2740-44 W. 66th Street

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

ACTION OF BOARD—

Case dismissed for want  
of prosecution.

THE VOTE

Jack Guthman  
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: Francisco Herrera  
 APPEARANCES FOR: Charles Poppell  
 APPEARANCES AGAINST:

CAL. NO. 51-82-A  
 MAP NO. 10-I  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 2448 W. 47th 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, Francisco Herrera, owner, filed January 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as a twenty-one unit rooming house, in a B4-1 Restricted Service District, on premises at 2448 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 7, 1982 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 February 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the subject property has been occupied as a twenty-one unit rooming house 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 a twenty-one unit rooming house, 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 two-story brick building, on premises at 2448 W. 47th Street, as a twenty-one unit rooming house, 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: Pillowtex Corporation  
 APPEARANCES FOR: Vedder, Price, Kaufman and Kammholz  
 APPEARANCES AGAINST:

CAL. NO. 52-82-A  
 MAP NO. 12-I  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 3025 W. 47th 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, Pillowtex Corporation, owner, filed January 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pillow manufacturing business in a one and two-story brick building with no off-street parking, in an M2-2 General Manufacturing District, which, it is alleged, is not in violation of the zoning ordinance, on premises at 3025 W. 47th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 13, 1982 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 10.16-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982; and

WHEREAS, the district maps show that the premises are located in an M2-2 General 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 proposed use is to be located in an M2-2 General Manufacturing District; that the proof presented indicates that the subject site is improved with a one and two-story commercial building which was constructed in the year 1927 or 1928, renovated in the year 1942 by adding a second story addition on the east side of the building; that there have been no structural alterations since the year 1942; that at the time of construction and renovation there were no requirements for off-street parking; that the building conforms to the M2 zoning but is non-conforming with regard to the absence of off-street parking; that the building has been occupied by various manufacturing businesses, without off-street parking, since its construction, the last use having been a business for the manufacture of ball bearings; that the change of use to a business for the manufacture of pillows, employing 100 to 125 people, is no more intense than the previous use of the premises and is a proper substitution of use under Section 5.8-1(3) of the zoning ordinance, is therefore

MINUTES OF MEETING

February 19, 1982

Cal. No. 52-82-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a pillow manufacturing business in the one and two-story brick building with no off-street parking, on premises at 3025 W. 47th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Joan D. Wynne

CAL. NO. 53-82-A

APPEARANCES FOR:

MAP NO. 26-H

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1982

PREMISES AFFECTED— 10318 S. Prospect Avenue.

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

ACTION OF BOARD—

THE VOTE

Case continued until  
April 16, 1982.

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: B. N. Lake  
 APPEARANCES FOR: B. N. Lake  
 APPEARANCES AGAINST:

CAL. NO. 54-82-A  
 MAP NO. 14-I  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 2832 W. 63rd 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, B. N. Lake, for Drovers Trust & Savings Bank, Trust #3956, filed January 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand furniture store on the first floor of a three-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2832 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 1982 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 February 19, 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 proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the store on the first floor of the subject site has been occupied by various business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been an auto supply store; that the change of use to a second-hand furniture store is a proper substitution of use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a second-hand furniture store on the first floor of the three-story brick store and apartment building, on premises at 2832 W. 63rd Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., 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: Samir Shaban  
APPEARANCES FOR: Samir Shaban  
APPEARANCES AGAINST:

CAL. NO. 55-82-A  
MAP NO. 32-B  
MINUTES OF MEETING  
February 19, 1982

PREMISES AFFECTED— 13428 S. Brandon 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, Samir Shaban, owner, filed January 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one and two-story frame building as two apartments, in a B4-1 Restricted Service District, on premises at 13428 S. Brandon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 28, 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 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-1 Restricted Service 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 one and two-story frame building, on premises at 13428 S. Brandon 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.

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

APPLICANT: Robert Lebryk

CAL. NO. 56-82-A

APPEARANCES FOR: None.

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 19, 1982

PREMISES AFFECTED— 1007-15 N. Wolcott Avenue.

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

ACTION OF BOARD---

THE VOTE

Application dismissed for  
want of prosecution.

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: Kenneth Videckis

CAL. NO. 337-81-A

APPEARANCES FOR: None.

MAP NO. 5-J

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 19, 1982

PREMISES AFFECTED— 3753 W. Lyndale Street.

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

ACTION OF BOARD—

Application dismissed for  
want of prosecution.

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: Eternity Church of God in Christ  
 APPEARANCES FOR: Jerome A. Marren  
 APPEARANCES AGAINST:

CAL. NO. 346-81-S  
 MAP NO. 26-E  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 10757-61 S. Michigan Avenue.  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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 Eternity Church of God in Christ, for the Central Park Baptist Church, owner, filed October 13, 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 B5-2 General Service District, on premises at 10757-61 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 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 meetings held on November 13 and December 18, 1981 and February 19, 1982 after due notice thereof by publication in the Chicago Tribune on October 26, 1981; and

WHEREAS, the district maps show that the premises are located in a B5-2 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B5-2 General Service District; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of property in the neighborhood; that the subject site is located across the street from a building which had been occupied as a tavern, a permitted use in a B5 District; that the tavern use is being restored after a cessation of use due to fire damage; that the Board takes judicial notice of statutes in effect under which the rights of the tavern owner would be jeopardized by the establishment of a church at this location; that S. Michigan Avenue at this location is a viable business area; that the establishment of a church at this location is not in the public interest, it is therefore

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

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

APPLICANT: Nicola Haddad

CAL. NO. 354-81-Z

APPEARANCES FOR:

MAP NO. 17-O

APPEARANCES AGAINST:

MINUTES OF MEETING

February 19, 1982

PREMISES AFFECTED— 6689 N. Oliphant Avenue.

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

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of applicant.

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: Milo Parello and Ed Przybycien  
 APPEARANCES FOR: Paul D. Fischer  
 APPEARANCES AGAINST:

CAL. NO. 394-81-A  
 MAP NO. 8-G  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 919 W. 33rd Place

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

ACTION OF BOARD—

THE VOTE

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

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, Milo Parello and Ed Przybycien, owners, filed November 16, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as four apartments, in an R3 General Residence District; on premises at 919 W. 33rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 although affidavits were presented to the Board indicating that the building on the subject site had been occupied as four apartments since prior to the year 1942, residents of the community testified that the building has been occupied as two apartments only, 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: Milo Parello  
 APPEARANCES FOR: Paul D. Fischer  
 APPEARANCES AGAINST:

CAL. NO. 395-81-A  
 MAP NO. 8-G  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 1019 W. 32nd 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, Milo Parello, owner, filed November 16, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as five apartments, in an R3 General Residence District, on premises at 1019 W. 32nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 five 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 five 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 three-story brick building, on premises at 1019 W. 32nd Street, as five 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: James Ware  
APPEARANCES FOR: James Ware  
APPEARANCES AGAINST:

CAL. NO. 397-81-A  
MAP NO. 1-J  
MINUTES OF MEETING  
February 19, 1982

PREMISES AFFECTED— 731 N. Avers 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, James Ware, owner, filed November 16, 1981, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story brick building as four apartments, in an R3 General Residence District, on premises at 731 N. Avers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 four 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 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 one-story brick building, on premises at 731 N. Avers 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.

APPLICANT: God's House of Holiness in Christ  
 APPEARANCES FOR: Richard Russell  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 538-46 W. 103rd Street.  
 SUBJECT— Application for the approval of a special use.

CAL. NO. 9-82-S  
 MAP NO. 24-F  
 MINUTES OF MEETING  
 February 19, 1982

ACTION OF BOARD—

THE VOTE

Application approved.

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, God's House of Holiness in Christ, for Cornelia Hazzard, owner, filed December 15, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a two-story brick building, in a B4-1 Restricted Service District, on premises at 538-46 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 4, 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 meetings held on January 22, 1982 and February 19, 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 B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the applicant church has been established at this location since the year 1975; that the proposed use is necessary for the public convenience at this location to accommodate the 75 members of the applicant church who reside in the area; that the public health, safety and welfare will be adequately protected in the use of the premises as a 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 but an area of mixed uses with much vacant land and several vacant store buildings, 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 church in the two-story brick building, on premises at 538-46 W. 103rd 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: John Montgomery  
 APPEARANCES FOR: John Montgomery  
 APPEARANCES AGAINST:

CAL. NO. 25-82-A  
 MAP NO. 16-E  
 MINUTES OF MEETING  
 February 19, 1982

PREMISES AFFECTED— 7009 S. King Drive

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 Montgomery, 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 attached brick building as two apartments, in an R3 General Residence District, on premises at 7009 S. King Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 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 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 two-story attached brick building, on premises at 7009 S. King Drive, 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.

MINUTES OF MEETING  
February 19, 1982  
Cal. No. 73-81-Z

Mr. Gregory H. Furda, for S & Z Investments, Inc., presented a request for an extension of time in which to obtain permits to erect a three-story 23 unit townhouse, on premises at 415-23 W. Wisconsin Avenue, for which a variation of the zoning ordinance was granted on April 16, 1981, and an extension of time granted on October 23, 1981, to permit the proposed construction with a front yard of 2 instead of 15 feet and with a rear yard of 5 instead of 30 feet, Cal. No. 73-81-Z.

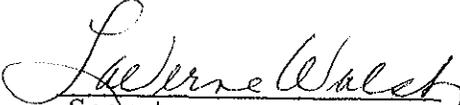
Chairman Guthman moved that the request be granted and the time extended until October 23, 1982. The motion prevailed by yeas and nays as follows:

Yeas- Guthman, Cullen, Howlett, Keane and Kringas. Nays-None.

MINUTES OF MEETING  
February 19, 1982

Mr. Kringas moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, March 12, 1982 at 9:00 A.M.

  
Secretary