

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, May 21, 1982

at 9 A.M. and 2 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. Kringas moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 16, 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, Keane and Kringas. Nays- None.

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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: Ronald L. Heimowski  
APPEARANCES FOR: Ronald L. Heimowski  
APPEARANCES AGAINST:

CAL. NO. 102-82-Z  
MAP NO. 14-M  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 5623 S. Parkside Avenue  
SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued until  
June 4, 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: Ned and Cynthia Dolcimascolo

CAL. NO. 103-82-Z

APPEARANCES FOR: Ned Dolcimascolo

MAP NO. 16-M

APPEARANCES AGAINST:

MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 6030 W. 64th Place

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, Ned and Cynthia Dolcimascolo, owners, filed March 29, 1982, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a second floor addition to a one-story brick single family residence whose side yards will be 3 feet each instead of combined side yards of 9 feet, on premises at 6030 W. 64th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 27, 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 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 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 a second floor addition is necessary to provide additional bedrooms to meet the needs of the family of the applicants; that the plight of the owner is due to the change of the side yard requirements by the addition of a second floor; and that the variation, if granted, will not alter the essential character of the locality in that the second floor addition will maintain the existing side yards of the building on the subject site, 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 side yards will be 3 feet each instead of combined side yards of 9 feet, on premises at 6030 W. 64th Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Emmanuel Baptist Church  
APPEARANCES FOR: Elreta Dickenson  
APPEARANCES AGAINST: Booker Thomason, et.al.

CAL. NO. 104-82-Z  
MAP NO. 20-H  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 8301-59 S. Damen Avenue  
SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued until  
July 9, 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: Emmanuel Baptist Church  
APPEARANCES FOR: Elreta Dickenson  
APPEARANCES AGAINST: Booker Thomason, et.al.  
PREMISES AFFECTED— 8300-02 S. Damen Avenue  
SUBJECT— Application for approval of a special use

CAL. NO. 105-82-S  
MAP NO. 20-H  
MINUTES OF MEETING  
May 21, 1982

ACTION OF BOARD—

Case continued until  
July 9, 1982.

THE VOTE

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		

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

APPLICANT: Shirley Schwartz and Jane Ruthstein  
 APPEARANCES FOR: David S. Chernoff  
 APPEARANCES AGAINST:

CAL. NO. 106-82-Z  
 MAP NO. 8-F  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 3151 and 3155 S. Wallace Street.

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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, Shirley Schwartz and Jane Ruthstein, for the Marquette National Bank, Trust No. 9852, owner, filed April 15, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two two-story two unit townhouses whose rear yards will be 3 instead of 30 feet and the unit at 3155 S. Wallace Street with no south side yard instead of 9 feet, on premises at 3151 and 3155 S. Wallace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 1, 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 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 on November 4, 1981 the City Council of the City of Chicago rezoned the subject site from R3 to R4 for the purpose of the proposed development; 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 proposed four unit townhouse is the most practical and economically feasible development of the subject site; that the plight of the owner is due to the configuration of the lot and the shallow lot depth; and that the variations, if granted, will not alter the essential character of the locality in that the use will be compatible with the types of improvements in the area and will not impair an adequate supply of light and air to adjoining property, it is therefore

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

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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 two two-story two unit townhouses whose rear yards will be 3 instead of 30 feet and the unit at 3155 S. Wallace Street with no south side yard instead of 9 feet, on premises at 3151 and 3155 S. Wallace 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: Chicago Lutheran Hospital Association  
APPEARANCES FOR: Elroy C. Sandquist, Jr.  
APPEARANCES AGAINST:

CAL. NO. 107-82-S  
MAP NO. 3-J  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 3234-40 W. Thomas Street.  
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application approved.

THE RESOLUTION:

WHEREAS, the Chicago Lutheran Hospital Association, owner, filed April 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 accessory parking lot for the parking of private passenger automobiles, in an R4 General Residence District, on premises at 3234-40 W. Thomas Street, for the use of a hospital located at 1116 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 7.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 personnel of the applicant hospital association; 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, lighting 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 accessory parking lot for the parking of private passenger automobiles, on premises at 3234-40 W. Thomas Street, for the use of a hospital located at 1116 N. Kedzie Avenue, upon condition that no use shall be

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be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles of the personnel of the applicant hospital and that no commercial vehicles shall be parked upon the said lot at any time; that a strip of land three feet wide along the south property line shall be landscaped and planted with shrubbery; 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 the lot shall be fenced; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from W. Thomas 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; that the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 6:30 P.M.; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. 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: Chicago Lutheran Hospital Association

CAL. NO. 108-82-Z

APPEARANCES FOR: Elroy C. Sandquist, Jr.

MAP NO. 3-J

APPEARANCES AGAINST:

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PREMISES AFFECTED— 3234-40 W. Thomas 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		
Abstain		
x		

THE RESOLUTION:

WHEREAS, the Chicago Lutheran Hospital Association, owner, filed April 12, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a parking lot with a front yard of 3 instead of 14.04 feet, on premises at 3234-40 W. Thomas Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 7.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 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 subject site is located in a block in which none of the improvements comply with the front yard setback requirements of the zoning ordinance; 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 the provision for a three foot setback, with adequate landscaping, is compatible with the existing front yards in the subject block, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the establishment of a parking lot with a front yard of 3 instead of 14.04 feet, on premises at 3234-40 W. Thomas 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: Valley Parking Service, Ltd.  
 APPEARANCES FOR: Anthony R. Licata  
 APPEARANCES AGAINST: Gerald Grant, Jr.

CAL. NO. 109-82-S  
 MAP NO. 3-E  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 180 E. Walton Place.  
 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
Abstain		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, the Valley Parking Service, Ltd., for American National Bank and Trust Company of Chicago, Trust No. 46684, owner, filed April 23, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a B6-6 Restricted Central Business District, on premises at 180 E. Walton Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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 May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 1982; and

WHEREAS, the district maps show that the premises are located in a B6-6 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 B6-6 Restricted Central Business District; that the proof presented indicates that the subject site has been operated as a parking lot for many years and in the year 1979 the site was rezoned to B6-6 to bring it into conformity with the zoning ordinance; that because of its status, the Mayfair Regent Hotel is not required to provide off-street parking; that since the year 1979 the parking lot has operated as an accessory use for the hotel and the two restaurants at the site; that there are 62 parking spaces in the lot, which is operated primarily as a valet attendant parking lot; that the two restaurants at the site, by their leases, have access to 35 parking spaces in the lot; that 10 to 15 authorized employees utilize the lot; that a survey indicated that approximately 40 spaces in the lot were used on a daily basis; that it is proposed to operate the lot as a public parking lot between the hours of 8 A.M. and 8 P.M. and to continue to operate the lot at other hours for the use of the hotel and restaurants at the site; that the use of the lot as a public parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking and a definite lack of parking space in the area; that the public health, safety and welfare will be adequately

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protected in the design and operation of the parking lot to be operated under the conditions hereinafter set forth; and that the permission to utilize a portion of an existing parking lot for public parking between the hours of 8 A.M. and 8 P.M. 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 public parking in an existing parking lot, on premises at 180 E. Walton Place, upon condition that the hours of public parking shall be limited to the hours between 8 A.M. and 8 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Dean B. Triller  
APPEARANCES FOR: Dean B. Triller  
APPEARANCES AGAINST:

CAL. NO. 110-82-Z  
MAP NO. 22-H  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 9021 S. Leavitt Street.

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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, Dean B. Triller, owner, filed April 22, 1982, an application for a variation of the zoning ordinance to permit, in an R1 Single Family Residence District, the erection of a two-story stucco addition to the rear of a one-story single family residence whose south side yard will be 2 feet 8.75 inches, whose north side yard will be 3 feet instead of combined side yards of 15 feet and whose rear yard will be 25 instead of 30 feet, on premises at 9021 S. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 8, 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 7.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 1982; and

WHEREAS, the district maps show that the premises are located in an R1 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 R1 Single Family 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 subject site is improved with a two-bedroom residence; that additional bedrooms and an enlarged kitchen area are needed to meet the need of the family of the applicant; that the plight of the owner is due to unique circumstances; and that the variation, is granted, will not alter the essential character of the locality in that the plans are in keeping with the present structure and the character of the neighborhood, it is therefore

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

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story stucco addition to the rear of a one-story single family residence whose south side yard will be 2 feet 8.75 inches, whose north side yard will be 3 feet, instead of combined side yards of 15 feet and whose rear yard will be 25 instead of 30 feet, on premises at 9021 S. Leavitt 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: James Hughes  
APPEARANCES FOR: John J. Pikarski, Jr.  
APPEARANCES AGAINST:

CAL. NO. 111-82-Z  
MAP NO. 16-N  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 6553-59 W. 63rd Street.

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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, James Hughes, for Heritage Standard Bank & Trust Company, Trust No. 6776, owner, filed April 26, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story nine apartment building whose front yard will be 10 instead of 13.7 feet, whose east side yard will be 5.9 instead of 7.5 feet and with off-street parking for 8 instead of 9 automobiles, on premises at 6553-59 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 2, 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, Sections 7.8-4(1), 7.7-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 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 there is adequate space on the lot for nine regular parking spaces but the requirement that a handicapped space 12 feet in width be provided necessitates the variation in the parking; that the subject site is located in a block in which none of the improvements provide front or side yard setbacks; that the plight of the owner is due to unique circumstances; that the variations, if granted, 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

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it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story nine-apartment building whose front yard will be 10 instead of 13.7 feet, whose east side yard will be 5.9 instead of 7.5 feet and with off-street parking for 8 instead of nine automobiles, on premises at 6553-59 W. 63rd 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: Patricia Smith Crawford  
APPEARANCES FOR: Patricia Smith Crawford  
APPEARANCES AGAINST:

CAL. NO. 112-82-S  
MAP NO. 16-C  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED-- 6701 S. Oglesby Avenue.  
SUBJECT-- Application for the approval of a special use.

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		

Application approved.

THE RESOLUTION:

WHEREAS, Patricia Smith Crawford, for LaSalle National Bank, Trust No. 102834, owner, filed April 26, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in an R6 General Residence District, on premises at 6701 S. Oglesby Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 28, 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 7.4-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 a parking lot at this location is necessary for the public convenience as an interim use until the contemplated townhouse development can be accomplished; 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 on an interim basis will be compatible with the type of uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 6701 S. Oglesby Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall

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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 use of the lot shall be limited to residents of the immediate area and leased on a monthly basis; that a strip of land 8 feet wide along the west property line shall be landscaped and planted with shrubbery; 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 ingress and egress shall be from E. 67th Street by means of a card controlled gate; that lighting shall be provided which will be deflected away from abutting residential properties; 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: David D. Rosenstein  
 APPEARANCES FOR: David D. Rosenstein  
 APPEARANCES AGAINST:

CAL. NO. 113-82-Z  
 MAP NO. 4-H  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 1840-58 W. 14th Street.

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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, David D. Rosenstein, for Harris Trust & Savings Bank, Trust No. 36319, owner, filed April 26, 1982, an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a one-story brick addition, 100 by 124 feet, to the west side of a two and three-story brick factory building with no rear yard instead of the 14 feet required across the alley from an R3 District, on premises at 1840-58 W. 14th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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 10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District and are across the alley from 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 M1-2 Restricted Manufacturing District and across the alley from an R3 General Residence District; that the proof presented indicates that Paul D. Metal Products, Inc. has been established in the three-story brick building at 1840-46 W. 14th Street since the year 1975; that it is necessary at this time to expand the factory; 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 existing structure is built to the rear lot line and the addition must be located on the lot in the same manner to be integrated with the operations conducted in the existing structure; that the plight of the owner is due to the location of the site across the alley from R3 zoned vacant land; and that the variation, if granted, will not alter the essential character of the locality in that the proposed use will be compatible with the type of improvements in the area, it is therefore

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

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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 addition, 100 by 124 feet, to the west side of a three-story brick factory building with no rear yard instead of the 14 feet required across the alley from an R3 District, on premises at 1840-58 W. 14th 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: Jeanette A. Toledo  
APPEARANCES FOR: John Pikarski  
APPEARANCES AGAINST: Cesar Olivo, et.al.

CAL. NO. 114-82-Z  
MAP NO. 6-J  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 2701-07 S. Trumbull Avenue  
SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued until  
June 4, 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: Michael G. Coan  
 APPEARANCES FOR: Michael G. Coan  
 APPEARANCES AGAINST:

CAL. NO. 115-82-S  
 MAP NO. 7-G  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 930 W. Fullerton 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, Michael G. Coan, for Aetna Bank, Trust No. 10-2170, owner, filed April 28, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an R5 General Residence District, on premises at 930 W. Fullerton Avenue, for the use of the stores and offices in the building, located at 944-56 W. Fullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 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 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 1982; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to provide off-street parking for the use of the stores and offices in the building at 944-56 W. Fullerton Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the continued use of the premises as a parking lot, with provision for landscaping, is compatible with the type of uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 930 W. Fullerton Avenue, for the use of the stores and offices in the building at 944-56 W. Fullerton Avenue,

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upon condition that no use shall be made of the property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles 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 south lot line shall be landscaped and planted with shrubbery, except for the driveway; that the balance of the lot shall be improved with a compacted macadam base, not less than 4 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 W. Fullerton Avenue; 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; that the lot shall be fenced; that the lot shall be secured at all times the stores and offices at 944-56 W. Fullerton Avenue are not open for business; 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: Jerry Gingerich  
APPEARANCES FOR: David Ruttenberg  
APPEARANCES AGAINST: Joseph Roddy

CAL. NO. 116-82-Z  
MAP NO. 5-F  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 2216-18 N. Geneva Terrace and 2217 N. Lincoln Avenue  
SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Case continued until  
June 4, 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: Joan D. Wynne  
APPEARANCES FOR: None.  
APPEARANCES AGAINST:

CAL. NO. 53-82-A  
MAP NO. 26-H  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 10318 S. Prospect Avenue.

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: Jerry Beed  
APPEARANCES FOR: Jerry Beed  
APPEARANCES AGAINST:

CAL. NO. 117-82-A  
MAP NO. 18-F  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 7115 S. Halsted 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, Jerry Beed, owner, filed March 29, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the repair of automobiles in conjunction with the operation of a licensed used car sales lot in a one-story brick garage building, in a B2-2 Restricted Retail District, on premises at 7115 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 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 May 21, 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 said use is located in a B2-2 Restricted Retail District; that the proof presented indicates that the appellant has operated a used car sales lot, properly licensed, on the subject site since the year 1957; that in conjunction with the used car lot the appellant has done the needed repair work to the cars he sells; 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 repair of automobiles in conjunction with the operation of a licensed used car sales lot in a one-story brick garage building, on premises at 7115 S. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Lurene Cole  
 APPEARANCES FOR: Lurene Cole  
 APPEARANCES AGAINST:

CAL. NO. 118-82-A  
 MAP NO. 5-J  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 3756 W. Lyndale 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, Lurene Cole, for George Cole, owner, filed March 31, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in the store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3756 W. Lyndale Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 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 May 21, 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 non-conforming store in the building on the subject site had been occupied as a grocery store and as a beauty shop, the beauty shop fixtures having remained intact in the premises; that the appellant has a right to re-establish a beauty shop in the non-conforming store in the building 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 establishment of a beauty shop in the store on the first floor of the two-story brick store and apartment building, on premises at 3756 W. Lyndale Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Tuesdays 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: Romualdo Vera  
 APPEARANCES FOR: Romualdo Vera  
 APPEARANCES AGAINST:

CAL. NO. 119-82-A  
 MAP NO. 12-I  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 2616-18 W. 51st Street.

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, Romualdo Vera, owner, filed April 5, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair shop in a one-story brick building on the rear of a lot improved with a one-story brick store building, in an R3 General Residence District, on premises at 2616-18 W. 51st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 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 May 21, 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 non-conforming buildings on the subject site have been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested, it is therefore

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

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

APPLICANT: Francisco Martinez  
 APPEARANCES FOR: Francisco Martinez  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 958 N. Avers Avenue.  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 120-82-A  
 MAP NO. 3-J  
 MINUTES OF MEETING  
 May 21, 1982

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, Francisco Martinez, for Frank and Mable Duncan, owners, filed April 6, 1982, 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 brick store and apartment building, in an R3 General Residence District, on premises at 958 N. Avers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 1, 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 May 21, 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 non-conforming store in the building on 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, the last use having been a grocery store; that the appellant has a right to establish a grocery store in the non-conforming store 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 establishment of a grocery store on the first floor of the two-story brick store and apartment building, on premises at 958 N. Avers Avenue, upon condition that the hours of operation shall be limited to the hours between 8 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: Joel and Josefina Carrillo

CAL. NO. 121-82-A

APPEARANCES FOR: Joel Carrillo

MAP NO. 28-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 150 E. Kensington 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, Joel and Josefina Carrillo, owners, filed April 7, 1982, 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 brick store and apartment building, in an R3 General Residence District, on premises at 150 E. Kensington Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 5, 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 May 21, 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 non-conforming store in the building on 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, the last use having been a bridal shop; that the change of use to a grocery store 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 grocery store on the first floor of a two-story brick store and apartment building, on premises at 150 E. Kensington Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 9 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Barclay Hospital, Inc.  
 APPEARANCES FOR: Stephen M. Dorfman  
 APPEARANCES AGAINST:

CAL. NO. 122-82-Z  
 MAP NO. 11-G  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 4700 N. Clarendon Avenue.  
 SUBJECT— Application to vary the requirements of the zoning ordinance.  
 ACTION OF BOARD—

THE VOTE

Variation granted.

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, Barclay Hospital, owner, filed on April 27, 1982, and subsequently amended, an application for a variation of the zoning ordinance to permit, in an R6 General Residence District, the erection of a one and four-story addition to the west side of a five-story hospital building with no rear yard instead of 30 feet, with a waiver of the one required loading dock and with off-street parking for 40 instead of 50 automobiles, on premises at 4700 N. Clarendon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 31, 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, Sections 7.8-4, 7.11-4 and 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 on May 5, 1982 the City Council of the City of Chicago rezoned the subject site, at the request of the applicant hospital, from R4 to R6, and recently the plans for the hospital have been approved by the Chicago Plan Commission under the Chicago Lakefront Protection Ordinance; that the applicant hospital has been in existence at this location since 1978 at which time a pre-existing hospital structure was adjusted to the needs of a psychiatric care hospital; that it is proposed to erect an 11,000 square foot addition to the hospital, which will not increase the bed capacity but will be ancillary, providing a gymnasium which is needed to provide recreational and therapy areas for the patients, classrooms, offices and multiple purpose rooms for therapy; that the size of the addition is minimal to meet the requirements of the regulatory agencies; that since visiting hours are substantially more limited than in regular hospitals and the number of doctors, four on staff and rarely more

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than two in attendance, the resultant need for off-street parking is less than for a regular hospital; that deliveries to this type of facility are limited, eliminating the need for the one loading dock; that the variations, if granted, will not alter the essential character of the locality in that adequate off-street parking to serve the needs of the hospital is provided and the addition proposed will align with buildings abutting the site and will be compatible with improvements in the area, 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 and four-story addition to the west side of a five-story hospital building with no rear yard instead of 30 feet, with a waiver of the one required loading dock and with off-street parking for 40 instead of 50 automobiles, on premises at 4700 N. Clarendon 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: Barclay Hospital, Inc.  
 APPEARANCES FOR: Stephen M. Dorfman  
 APPEARANCES AGAINST:

CAL. NO. 123-82-S  
 MAP NO. 11-G  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 803-07 W. Lakeside Place.

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, Barclay Hospital, Inc., owner, filed April 27, 1982, 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 on the rear of a lot improved with a three-story building and a one-story frame building, in an R6 General Residence District, on premises at 803-07 W. Lakeside Place, to fulfill the parking requirements for an addition to a hospital located at 4700 N. Clarendon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 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 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 a parking area at this location is necessary for the public convenience to fulfill the parking requirements for the applicant hospital and addition thereto; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking area to be improved and operated under the conditions hereinafter set forth; and that the use is 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 the rear of a lot improved with a 3-story

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building and a 1-story frame building, on premises at 803-07 W. Lakeside Place, to fulfill the parking requirements for an addition to a hospital located at 4700 N. Clarendon Avenue, 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 a strip of land, no less than 15 feet in width, shall be provided on the Lakeside frontage at the northwest corner of the subject site; 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 within 365 days after an occupancy permit is granted for the addition to the hospital, the owner shall remove the one-story frame structure on the premises, or shall provide alternate parking for 10 automobiles; 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: Barclay Hospital, Inc.  
APPEARANCES FOR: Stephen M. Dorfman  
APPEARANCES AGAINST:

CAL. NO. 124-82-S  
MAP NO. 11-G  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 827-31 W. Leland Avenue.  
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, Barclay Hospital, Inc., owner, filed April 27, 1982, 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 827-31 W. Leland Avenue, to fulfill the parking requirements for an addition to a hospital located at 4700 N. Clarendon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 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 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 on April 18, 1961 the Board approved the establishment of an off-site parking lot on the subject site for a convalescent home to be constructed at 4700 N. Clarendon Avenue, conditioned upon the site being used for off-site parking as long as the structure was to be occupied as a convalescent home; that the proof presented indicates that a parking lot at this location is necessary to fulfill the parking requirements for the applicant hospital and addition thereto; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the continued use of the premises as a parking lot is 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

MINUTES OF MEETING

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lot for the parking of private passenger automobiles, on premises at 827-31 W. Leland Avenue, to fulfill the parking requirements for an addition to a hospital located at 4700 N. Clarendon Avenue, upon condition that the paving, drainage, lighting and barriers shall be maintained; that ingress and egress shall be from W. Leland Avenue; that the alley abutting the facility may not be used for ingress nor for egress; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Barclay Hospital, Inc.  
 APPEARANCES FOR: Stephen M. Dorfman  
 APPEARANCES AGAINST:

CAL. NO. 125-82-Z  
 MAP NO. 11-G  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 827-31 W. Leland Avenue.  
 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, Barclay Hospital, Inc., owner, filed April 28, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the establishment of a parking lot with no front yard instead of 15 feet, on premises at 827-31 W. Leland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 30, 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 7.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 3, 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 on April 18, 1961 the Board approved the establishment of an off-site parking lot on the subject site, which parking lot was established at that time and has been maintained with no provision for a front yard setback; 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 lot has been maintained with no front yard for a long period of time; 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 the parking lot abuts a five-deck parking facility and a residential building with a very limited 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 establishment of a parking lot with no front yard, on premises at 827-31 W. Leland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with in the use of said premises.

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

APPLICANT: Jimmie Taylor  
 APPEARANCES FOR: Jimmie Taylor  
 APPEARANCES AGAINST:

CAL. NO. 126-82-A  
 MAP NO. 1-J  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 601 N. Hamlin 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, Jimmie Taylor, for Carrie Hudson, owner, filed April 27, 1982, 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 and frame building, in an R4 General Residence District, on premises at 601 N. Hamlin Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 appellant has operated an automobile repair shop in the non-conforming building on the subject site for the past eight years, the previous use having been an automobile service station; 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 business in the one-story brick and frame building, on premises at 601 N. Hamlin Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Leonid Spektor  
APPEARANCES FOR: Leonid Spektor  
APPEARANCES AGAINST:

CAL. NO. 127-82-A  
MAP NO. 11-L  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 5259 W. Montrose 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, Leonid Spektor, for Frederick Wachovecz, owner, filed April 28, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing grocery store on the first floor of a 2-story brick store and apartment building, in an R3 General Residence District, on premises at 5259 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 28, 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 May 21, 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 appellant operates a grocery store in the non-conforming store in the building on the subject site and desires to add, as an accessory use, the dispensing of food; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food in the grocery store on the first floor of the two-story brick store and apartment building, on premises at 5259 W. Montrose Avenue, upon condition that the hours of operation shall be limited to the hours between 6:30 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.

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

APPLICANT: Motra Corporation  
 APPEARANCES FOR: Daniel L. Houlihan  
 APPEARANCES AGAINST:

CAL. NO. 128-82-A  
 MAP NO. 16-H  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 6539-45 S. Western 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, the Motra Corporation, for M. J. McCarthy Motor Sales Company, owner, filed April 16, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile transmission repair business in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 6539-45 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 16, 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 8.2-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 subject site was downzoned from C2-2 General Commercial to B2-2 Restricted Retail on March 8, 1978; that the premises has been occupied continuously by an automobile sales, service and repair business, including body repair and painting, from the time of the enactment of the 1957 comprehensive amendment to the zoning ordinance to January, 1980, at which time the sale of automobiles ceased and in November of 1981 the body repair and paint shop use was discontinued; that the change of use to an automobile transmission business, brake repair and the installation of automobile radios 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 transmission repair business, brake repair and the installation

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of automobile radios in the one-story brick building, on premises at 6539-45 S. Western Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Monday through Friday, and from 8:00 A.M. to 1:00 P.M. on Saturdays; that the operation at all times shall be conducted in accordance with the performance standards established for the M1-1 to M1-5 Districts under Article 10 of the zoning ordinance; 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: Paul C. Black  
 APPEARANCES FOR: Paul C. Black  
 APPEARANCES AGAINST: James G. Lemon, Jr.

CAL. NO. 129-82-A  
 MAP NO. 18-B  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 7212 S. Coles 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, Paul C. Black, owner, filed April 15, 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 three apartments, lacking off-street parking, in an R5 General Residence District, on premises at 7212 S. Coles Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 15, 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 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 1982; and

WHEREAS, the district maps show that the premises are located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 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 1953 parking ordinance; that the appellant has 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 two-story brick building, on premises at 7212 S. Coles Avenue, 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: Martin G. and Katherine S. Nitzsche  
 APPEARANCES FOR: Alvin Edelman  
 APPEARANCES AGAINST:

CAL. NO. 130-82-A  
 MAP NO. 6-J  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 2639 S. Harding 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, Martin G. and Katherine S. Nitzsche, for Pioneer Bank & Trust Company, Trust No. 6452, owner, filed April 16, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale food plant in a one and two-story factory and residential building, in an R3 General Residence District, on premises at 2639 S. Harding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 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 May 21, 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 family of the applicants has operated a wholesale food business in the building on the subject site since prior to the time of the passage of the 1923 zoning ordinance until the year 1980 when the use was discontinued; that the plant is set up for the making of sausage, that there was no intent to abandon the use of the premises as a wholesale food plant, the machinery having remained intact in the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their 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 wholesale food plant in the one and two-story factory and residential building, on premises at 2639 S. Harding Avenue, upon condition that the hours of operation shall be limited to the hours between 5:00 A.M. and 2:00 P.M., Monday through Friday; that the operation

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at all times shall be conducted in compliance with the performance standards established for the M1-1 to M1-5 Manufacturing Districts under Article 10 of the zoning ordinance; 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: R & R Construction Company

CAL. NO. 131-82-A

APPEARANCES FOR: Gladys Williams

MAP NO. 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 6415 S. May 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, R & R Construction Company, for Gladys Williams, owner, filed April 20, 1982, 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 6415 S. May Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 17, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 1-1/2 story frame building, on premises at 6415 S. May 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: Maredex Coil Laundry Associates, Inc.  
 APPEARANCES FOR: Joseph Stein  
 APPEARANCES AGAINST:

CAL. NO. 132-82-A  
 MAP NO. 9-H  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 3338-40 N. Ravenswood 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, Maredex Coin Laundry Associates, Inc., for Shirley Udell, owner, filed April 22, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business for the storage of coin operated laundry equipment in a one-story brick building, in an R3 General Residence District, on premises at 3338-40 N. Ravenswood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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 May 21, 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 in a non-conforming one-story brick building which presently is being used as a warehouse for new, unfinished furniture; that the change of use to business for the storage, servicing and repair of coin-operated laundry equipment 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 business for the storage of coin-operated laundry equipment, including repair and servicing, in the one-story brick building, on premises at 3338-40 N. Ravenswood Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: John and Nick Mathys  
 APPEARANCES FOR: John Mathys  
 APPEARANCES AGAINST:

CAL. NO. 133-82-A  
 MAP NO. 8-F  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 3800 S. Wallace 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, John and Nick Mathys, owners, filed April 22, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the conversion of a store into an apartment in a three-story brick six apartment building on a lot improved with a two-story frame apartment building at rear, in an R3 General Residence District, on premises at 3800 S. Wallace Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 front of the subject site had been constructed as a store and five apartment building; that the substitution of an apartment for the non-conforming store 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 legalize the conversion of a store into an apartment in a three-story brick six apartment building on a lot improved with a two-story frame apartment building at rear, on premises at 3800 S. Wallace Street, upon condition that plans and permits are obtained indicating compliance with building code regulations, 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: Stephen Fox  
 APPEARANCES FOR: Stephen Fox  
 APPEARANCES AGAINST:

CAL. NO. 134-82-A  
 MAP NO. 2-I  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 2925 W. Jackson Boulevard.  
 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, Stephen Fox, owner, filed April 22, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair business in the garage portion of a one and two-story brick garage and apartment building, in an R4 General Residence District, on premises at 2925 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 in an existing non-conforming garage and apartment building; that the garage portion of the building had been operated as an auto service station since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance and more recently as an automobile repair business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair business in the garage portion of a one and two-story brick garage and apartment building, on premises at 2925 W. Jackson Boulevard, upon condition that all repair work shall be done within the building; that the hours of operation shall be limited to the hours between 8 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 permit is issued.

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

APPLICANT: James G. Lourgos  
 APPEARANCES FOR: James G. Lourgos  
 APPEARANCES AGAINST:

CAL. NO. 135-82-A  
 MAP NO. 16-I  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 6415-17 S. Kedzie 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 G. Lourgos, for the Exchange National Bank, Trust No. 31588, owner, filed April 16, 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 12 apartments, in a B2-1 Restricted Retail District, on premises at 6415-17 S. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 26, 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; Sections 8.6-2, 8.3-4, 8.10-1 and 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 building on the subject site was constructed in the year 1965 as a 12 apartment building with 8 off-street parking spaces although the permit for construction indicated 10 apartments; that since the building has been occupied as 12 apartments with 8 off-street parking spaces for the past 17 years or since the completion of the building, the City is estopped from refusing to legalize the use of the building as 12 apartments, 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 6415-17 S. Kedzie Avenue, as 12 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: Javier R. Iniguez  
APPEARANCES FOR: Javier R. Iniguez  
APPEARANCES AGAINST:

CAL. NO. 136-82-A  
MAP NO. 6-J  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 3550 W. 24th 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, Javier R. Iniguez, owner, filed April 23, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick building on the rear of a lot improved with a residential building, in an R4 General Residence District, on premises at 3550 W. 24th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 non-conforming building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested, it is therefore

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

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

APPLICANT: Helen Collins  
APPEARANCES FOR: Helen Collins  
APPEARANCES AGAINST:

CAL. NO. 137-82-A  
MAP NO. 16-E  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 6358 S. Champlain Avenue.  
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued until  
June 4, 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: Earl Jorgensen  
 APPEARANCES FOR: Mark Kupiec  
 APPEARANCES AGAINST:

CAL. NO. 138-82-A  
 MAP NO. 8-H  
 MINUTES OF MEETING  
 May 21, 1982

PREMISES AFFECTED— 3659 S. Hoyne 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, Earl Jorgensen, owner, filed April 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an ice cream store and restaurant on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3659 S. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 non-conforming store in the building on the subject site was occupied as a tavern and a succession of business uses, the last use having been a business office, which use was discontinued in February of 1982; that the change of use to an ice cream store and 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 an ice cream store and restaurant on the first floor of the two-story brick store and apartment building, on premises at 3659 S. Hoyne Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 10 P.M., Sundays through Thursdays, and from 7 A.M. until 12 P.M. on Fridays and 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: American-Arabian Club  
APPEARANCES FOR: Azmi Isa  
APPEARANCES AGAINST:

CAL. NO. 139-82-A  
MAP NO. 16-I  
MINUTES OF MEETING  
May 21, 1982

PREMISES AFFECTED— 2623 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, the American-Arabian Club, for Musa Isa, owner, filed April 28, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a private club in a one-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2623 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 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 a private club has been established in the one-story brick store and apartment building on the subject site for many years; that the downzoning of the property from B4-1 to B2-1 on December 28, 1978 made the use non-conforming; that the appellant club, which is chartered as a social athletic club by the State of Illinois, has a right to continue the occupancy of the building as a private club, including the serving of alcoholic beverages to its members, 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 private club, including the serving of alcoholic beverages to its members, in the one-story brick store and apartment building, on premises at 2623 W. 63rd Street, upon condition that all applicable ordinances of the City of Chicago and all statutory requirements of the State of Illinois shall be complied with before a certificate of occupancy is issued.

MINUTES OF MEETING

May 21, 1982

Cal. No. 181-81-A

Mr. Richard D. Russo, for Louis and Bernice Horwath, owners, presented a request to amend the resolution adopted by the Zoning Board of Appeals on June 19, 1981 in which the Board sustained an appeal permitting the erection of a single family residence on a lot containing 3750 square feet, in an R2 Single Family Residence District, on premises at 2940 N. Rutherford Avenue, in Cal. No. 181-81-A.

The resolution refers to the subject site as "part of a 60 foot lot .... which effectively divided the 60 foot parcel into two 30 foot lots". Mr. Russo indicates that the survey presented indicated the original parcel to be 59 feet 9-7/8 inches and therefore the subject lot was actually 29 feet 9-7/8 inches by 125 feet 2-1/4 inches, with a total lot area of 3734 square feet. Mr. Russo is requesting that the resolution be amended to indicate that the subject lot contains 3734 square feet.

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

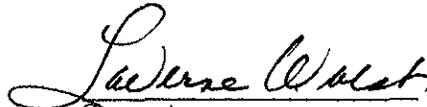
Yeas- Guthman, Cullen, Howlett, Keane and Kringas. Nays-None.

MINUTES OF MEETING

May 21, 1982

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, June 4, 1982 at 9:00 A.M.

  
Secretary