

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 4, 1982

at 9 A.M.

The following were present and constituted a quorum:

Jack Guthman

Chairman

George J. Cullen

Thomas P. Keane

John P. Kringas

Absent-

Michael J. Howlett

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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 May 21, 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 Keane and Kringas. Absent- Howlett. Nays-None.

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: A-Korn Roller, Inc.
 APPEARANCES FOR: Mark G. Henning
 APPEARANCES AGAINST:

CAL. NO. 140-82-Z
 MAP NO. 8-G
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 3551-59 S. Morgan Street.
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, the A-Korn Roller, Inc., for the Bank and Trust Company of Arlington Heights, Trust No. 1251, owner, filed May 17, 1982, an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the erection of a one and two-story manufacturing building, 104 by 150 feet, with no rear yard instead of the 2 feet required across the alley from an R3 District, on premises at 3551-59 S. Morgan Street; 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 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 June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 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 the applicant company is in the business of fabricating and resurfacing printing rollers for the printing industry at 3545 S. Morgan Street and proposes to erect a one and two-story brick building on the subject site which will provide additional space necessary for the operation; 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 it would not be economically feasible nor cost efficient to provide the setback required; 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 proposed building will align with the other factory building in the block which provide no rear 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

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story manufacturing building, 104 by 150 feet, with no rear yard, on premises at 3551-59 S. Morgan Street, upon condition that off-street parking shall be provided on the lot at 3546-48 S. Morgan Street; 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: A-Korn Roller, Inc.

CAL. NO. 141-82-S

APPEARANCES FOR: Mark G. Henning

MAP NO. 8-G

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 3546-48 S. Morgan Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, the A-Korn Roller, Inc., for Edward F. Koren, owner, filed May 17, 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 M3-5 Heavy Manufacturing District, on premises at 3546-48 S. Morgan Street, to fulfill the parking requirements for a manufacturing plant to be erected at 3551-59 S. Morgan Street; 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

WHEREAS, the district maps show that the premises are located in an M3-5 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M3-5 Heavy Manufacturing District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to fulfill the parking requirements for the manufacturing plant to be erected at 3551-59 S. Morgan Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use is compatible with the improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 3546-48 S. Morgan Street,

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to fulfill the parking requirements for a manufacturing plant to be erected at 3551-59 S. Morgan Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from S. Morgan Street; 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.

APPLICANT: Anthony J. Rohl

CAL. NO. 142-82-Z

APPEARANCES FOR: Val J. Bylaitis

MAP NO. 26-J

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 10924 S. Drake 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, Anthony J. Rohl, owner, filed May 7, 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 by the dormering of the upper floor of a 1-1/2 story brick single family residence whose north side yard will be 2.75 instead of 4 feet, on premises at 10924 S. Drake 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 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the dormering of the upper floor of the residence on the subject site is necessary in order to provide additional living space to meet the needs of the family of the applicant; that the plight of the owner is due to the side yard requirements of the zoning ordinance changing with the dormering of the upper floor of the structure; and that the variation, if granted, will not alter the essential character of the locality in that the side walls of the proposed addition will be an extension of the existing walls of the residence which is located in a block in which many of the improvements have second floor dormers, 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 second

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Cal. No. 142-82-Z

floor addition by the dormering of the upper floor of a 1-1/2 story brick single family residence whose north side yard will be 2.75 instead of 4 feet, on premises at 10924 S. Drake Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Eddie Brown

CAL. NO. 143-82-Z

APPEARANCES FOR: Eddie Brown

MAP NO. 22-C

APPEARANCES AGAINST:

MINUTES OF MEETING

June 4, 1982

PREMISES AFFECTED— 8746 S. East End 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, Eddie Brown, owner, filed May 11, 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 by the dormering of the upper floor of a 1-1/2 story brick single family residence whose north and south side yards will be 3 feet each instead of combined side yards of 9 feet, on premises at 8746 S. East End 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 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the 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 the dormering of the upper floor of the residence on the subject site is necessary in order to provide additional bedrooms to meet the needs of the family of the applicant; that the plight of the owner is due to the side yard requirements of the zoning ordinance changing with the dormering of the upper floor of the structure; and that the variation, if granted, will not alter the essential character of the locality in that the side walls of the proposed addition will be an extension of the existing walls of the residence which is located in a block in which many of the improvements have dormered second floors, 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

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ordinance and that a variation be and it hereby is granted to permit the erection of a second floor addition by the dormering of the upper floor of a 1-1/2 story brick single family residence whose north and south side yards will be 3 feet each instead of combined side yards of 9 feet, on premises at 8746 S. East End 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: James A. Mayer
 APPEARANCES FOR: James A. Mayer
 APPEARANCES AGAINST:

CAL. NO. 144-82-Z
 MAP NO. 13-L
 MINUTES OF MEETING
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PREMISES AFFECTED— 5262 N. Lind Avenue.

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

ACTION OF BOARD—

THE VOTE

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

Variation granted.

THE RESOLUTION:

WHEREAS, James A. Mayer, owner, filed May 14, 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 by the dormering of the upper floor of a 1-1/2 story brick single family residence whose north yard will be 2.7 feet and whose south side yard will be 3.2 feet instead of combined side yards of 9 feet, on premises at 5262 N. Lind Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the dormering of the upper floor of the residence on the subject site is necessary in order to provide additional bedrooms to meet the needs of the family of the applicant; that the plight of the owner is due to the side yard requirements of the zoning ordinance changing with the dormering of the upper floor of the structure; and that the variations, if granted, will not alter the essential character of the locality in that the side walls of the proposed addition will be an extension of the existing side walls of the residence which is located in a block in which many of the improvements have dormered second floors, 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 second

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floor addition by the dormering of the upper floor of a 1-1/2 story brick single family residence whose north yard will be 2.7 feet and whose south side yard will be 3.2 feet instead of combined side yards of 9 feet, on premises at 5262 N. Lind 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: Goggin & Furda
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 145-82-Z
 MAP NO. 13-G
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 955 W. Carmen 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, Goggin & Furda, for the American National Bank and Trust Company of Chicago, Trust No. 52000, owner, filed May 12, 1982, an application for a variation of the zoning ordinance to permit, in a B2-4 Restricted Retail District, the conversion of a three-story brick building from three to six apartments, with a waiver of the one required loading dock and with four of the required six parking spaces located off-site, on premises at 955 W. Carmen 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 8.10-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-4 Restricted Retail District; that the proof presented indicates that it is proposed to convert an existing three apartment building, each apartment containing 15 rooms, into a six apartment building which necessitates provision for six off-street parking spaces and one loading dock; 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 need for a loading dock in a six apartment condominium is minimal; that the plight of the owner is due to the limited rear yard on the subject lot; and that the variations, if granted, will not alter the essential character of the locality in that the use will be compatible with the existing improvement 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

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Cal. No. 145-82-Z

ordinance and that a variation be and it hereby is granted to permit the conversion of a three-story brick building from three to six apartments, with a waiver of the one required loading dock and with four of the required six parking spaces located off-site, on premises at 955 W. Carmen Avenue, upon condition that four off-street parking spaces shall be provided in the building at 950-52 W. Carmen Avenue, 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: Goggin & Furda
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 146-82-S
 MAP NO. 13-G
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 950-52 W. Carmen 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, Goggin & Furda, for the Chicago Title & Trust Company, Trust No. 59867, owner, filed May 12, 1982, an application for a special use under the zoning ordinance for the approval of the location and the leasing of four parking spaces in a one-story brick store building, in a B2-4 Restricted Retail District, on premises at 950-52 W. Carmen Avenue, to fulfill the parking requirements for a proposed converted six apartment building at 955 W. Carmen 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, Sections 8.11-2 and 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-4 Restricted Retail District; that the proof presented indicates that the leasing of four parking spaces at this location is necessary for the public convenience to fulfill the parking requirements for the building located at 955 W. Carmen Avenue; that the public health, safety and welfare will be adequately protected in the proposed use; and that the leasing of four spaces in an existing commercial building 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 leasing of four parking spaces in a one-story brick store building, on premises at 950-52 W. Carmen Avenue, to fulfill the parking requirements for a proposed converted six apartment building, on premises at 955 W. Carmen

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Avenue, upon condition that the developers in this case have entered into a five year lease for the four parking spaces, with a five year option for the rental of the space; that the developers have agreed that the condominium association will agree to the maintenance of the required parking facilities, as provided in Section 5.8-5 of the zoning ordinance, 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: Goggin & Furda
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 147-82-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 1828 N. Orleans Street
 SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Variation granted

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Goggin & Furda, for E. Chaveriat, as trustee under Trust No. 53, owner, filed May 14, 1982, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story brick single family residence with no side yards instead of 2.5 feet each, on premises at 1828 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 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 7.8-5."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

WHEREAS, the district map shows 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 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 narrow lot width necessitates side yard variations in order to provide a residence that will meet the needs of the family of the contract purchaser, Burton Lipman; that the plight of the owner is due to the narrow lot width; and that the variations, if granted, will not alter the essential character of the locality in that the improvements in the block do not comply with the side yard requirements of the zoning ordinance, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story brick single family residence with no side yards instead of 2.5 feet each, on premises at 1828 Orleans 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: Xavier Ortega
 APPEARANCES FOR: John J. George
 APPEARANCES AGAINST:

CAL. NO. 148-82-S
 MAP NO. 3-F
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED-- 1408 N. Orleans Street
 SUBJECT-- Application for 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, Xavier Ortega, for William J. O'Neill, owner, filed May 10, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a horse stable in a one-story brick building in connection with a horse carriage business, in a C1-3 Restricted Commercial District, on premises at 1408 N. Orleans Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 6, 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 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982 after due notice thereof by publication in the Chicago Sun-Times on May 19, 1982; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-3 Restricted Commercial District; that the proof presented indicates that the applicant is engaged in the horse carriage business which consists of giving rides to members of the public in horse drawn carriages on the near north side of the City of Chicago; that the special use requested is for permission to stable the horses in the building on the subject site; that the proposed use is necessary for the public convenience to stable the horses used in the operation; that the public health, safety and welfare will be adequately protected in the operation of this type of business to be operated in compliance with existing ordinances; that the applicant agrees that he will be bound by all future ordinances regulating horse drawn carriages and horse drawn livery businesses promulgated by the City of Chicago; and that the use 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

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Cal. No. 148-82-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a horse stable in the one-story brick building, on premises at 1408 N. Orleans Street, to be used in connection with a horse carriage business, upon condition that the maintenance and operation of the proposed use and business shall at all times be operated in compliance with existing ordinances and with ordinances regulating horse drawn carriages and horse drawn livery businesses to be promulgated by the City of Chicago.

APPLICANT: Louis Ellerbe

CAL. NO. 149-82-A

APPEARANCES FOR: Louis Ellerbe

MAP NO. 12-E

APPEARANCES AGAINST:

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June 4, 1982

PREMISES AFFECTED— 5309 S. Indiana Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Louis Ellerbe, for Thomas Preston, owner, filed April 26, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the purveying of food in an existing restaurant on the first floor of a two-story brick store and apartment building, in an R5 General Residence District, on premises at 5309 S. Indiana 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 7.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 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 located in an R5 General Residence District in a non-conforming store on the subject site which is occupied by a licensed restaurant; that the purveying of food in an existing restaurant is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the purveying of food in an existing restaurant in the store on the first floor of a two-story brick store and apartment building on the premises, at 5309 S. Indiana Avenue, upon condition that there shall be no sale of liquor on the premises; that the hours of operation shall be limited to the hours between 7:00 A.M. and 11:00 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Ronald and Ann Schramm
APPEARANCES FOR: Ronald Schramm
APPEARANCES AGAINST:

CAL. NO. 150-82-A
MAP NO. 15-G
MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 1246 W. Bryn Mawr Avenue

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

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: Edward Staniszewski

APPEARANCES FOR: Mark Kupiec

APPEARANCES AGAINST:

CAL. NO. 151-82-A

MAP NO. 10-1

MINUTES OF MEETING

June 4, 1982

PREMISES AFFECTED— 4223 S. Albany 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, Edward Staniszewski, owner, filed April 27, 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 brick building as three apartments on a lot improved with a two-story brick two-apartment building, in an R3 General Residence District, on premises at 4223 S. Albany 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 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 1-1/2 story building on the subject site has been occupied as three apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the 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 1-1/2 story brick building, on premises at 4223 S. Albany Avenue, as three apartments, on a lot improved with a 2-story brick 2 apartment, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Cornelius Goodwin
 APPEARANCES FOR: Cornelius Goodwin
 APPEARANCES AGAINST:

CAL. NO. 152-82-A
 MAP NO. 8-E
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 3113-15 S. Giles Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator

ACTION OF BOARD—

Appeal sustained and the decision 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, Cornelius Goodwin, owner, filed April 28, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the deconversion of two three-story brick attached buildings from three to two apartments, in an R3 General Residence District, on premises at 3113-15 S. Giles Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 14, 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 June 4, 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 buildings in the subject site have been occupied as three apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the down zoning of the property to R3 in 1979 caused the lot area problem; that the applicant has a right to deconvert the two 3-story brick attached buildings from three to two apartments each, provided the buildings are brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the deconversion of two 3-story brick attached buildings, on premises at 3113-15 S. Giles Avenue from three to two apartments each, upon condition that the buildings are brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit issued.

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

APPLICANT: Robert Sherrill and Mike Ratajczyk

CAL. NO. 153-82-A

APPEARANCES FOR: Dennis Thorn

MAP NO. 19-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 4, 1982

PREMISES AFFECTED— 7632 N. Paulina Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Robert Sherrill and Mike Ratajczyk, for Robert Sherrill, owner, filed April 30, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto body shop in a one and two-story brick garage building, in a B3-3 General Retail District, on premises at 7632 N. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 June 4, 1982; and

WHEREAS, the district maps show that the premises are located in a B3-3 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an B3-3 General Retail District in an existing non-conforming garage building; that the subject site has been occupied by an automobile body shop for the past 25 years; that licensing requirements have caused the case to be filed; and 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 continued operation of an auto body shop in a one and two-story brick garage building, on premises at 7632 N. Paulina Street, upon condition that all repair work shall be done within the building; that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Mondays through Fridays, and from 8:00 A.M. until 2:00 P.M. Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Andrew Bonner
APPEARANCES FOR: Andrew Bonner
APPEARANCES AGAINST:

CAL. NO. 154-82-A
MAP NO. 1-J
MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 743 N. Avers 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, Andrew Bonner, for Ben Weiss, owner, filed May 3, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto body and fender shop in a one and two-story brick garage building, in an R4 General Residence District, on premises at 743 N. Avers 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 June 4, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District in an existing non-conforming garage building which has been occupied as a body and fender shop since its construction; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an auto body and fender shop in the one and two-story brick building, on premises at 743 N. Avers Avenue, upon condition that all repair work shall be done within the building; that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M. Mondays through Fridays, and from 8:00 A.M. until 2:00 P.M. Saturdays; and all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Shawky M. Helmi

CAL. NO. 155-82-A

APPEARANCES FOR: Shawky M. Helmi

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 2435 N. Fairfield Avenue

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

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		

APPLICANT: Dedrick Gordon

CAL. NO. 156-82-A

APPEARANCES FOR: Dedrick Gordon

MAP NO. 16-H

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 1752 W. 65th Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Dedrick Gordon, for John Sylvester, owner, filed May 6, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant and school supply store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 1752 W. 65th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 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 June 4, 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 as a school supply store for 45 years; that the last operator of the business failed to obtain a license; that the fixtures have remained intact in the premises; that no violation exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a restaurant and school supply store in the store on the first floor of a two-story brick store and apartment building, on premises at 1752 W. 65th Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 4:00 P.M., Mondays through Fridays; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

APPLICANT: Ramos R. Nunez
APPEARANCES FOR: Ramos R. Nunez
APPEARANCES AGAINST:

CAL. NO. 157-82-A
MAP NO. 12-E
MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 5240-42 S. Calumet 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, Ramos R. Nunez, for Lucille Banks, owner, filed May 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store building, in an R5 General Residence District, on premises at 5240-42 S. Calumet Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 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 the non-conforming store in the building on the subject site has been previously occupied by business uses; that 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 in a one-story brick store building, on premises at 5240-42 S. Calumet Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 9:00 P.M.; that no alcoholic beverages may be sold on the premises; 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: Sam Jones

CAL. NO. 158-82-A

APPEARANCES FOR: Sam Jones

MAP NO. 3-F

APPEARANCES AGAINST:

MINUTES OF MEETING

June 4, 1982

PREMISES AFFECTED— 215 W. Wendell Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Sam Jones, for the City of Chicago, owner, filed May 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a truck repair garage in a one-story brick garage building, in an R5 General Residence District, on premises at 215 W. Wendell Street; 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 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 non-conforming garage building on the subject site has been occupied as a truck repair business since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the city of Chicago has acquired the subject property as part of the Redevelopment Plan for the Chicago-Orleans Project and is assisting the appellant in relocating his business; that the appellant has an established legal non-conforming use but may not continue to operate at this location because of the city's plan for redevelopment of the area, 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 a truck repair garage in the one-story brick garage building, on premises at 215 W. Wendell Street, upon condition that the use of the premises as a truck repair garage shall cease no later than August 31, 1982.

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

APPLICANT: Robert Kelly
 APPEARANCES FOR: Mark Kupiec
 APPEARANCES AGAINST: Joan Asturrizaga

CAL. NO. 159-82-A
 MAP NO. 12-I
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 2837 W. 51st 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, Robert Kelly, for Steve Dory, owner, filed May 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a one-story brick store building, in an R3 General Residence District, on premises at 2837 W. 51st Street; 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 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 on the subject site had been occupied by a succession of business uses, the last use having been a television repair shop, which use was discontinued in September, 1982; that the change of use to a restaurant is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a restaurant in the one-story brick store, on premises at 2837 W. 51st Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Mondays through Saturdays; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages may be sold or served on the premises; 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: Daniel Ramirez

CAL. NO. 160-82-A

APPEARANCES FOR: Daniel Ramirez

MAP NO. 8-J

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 3655 W. 31st Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Daniel Ramirez, owner, filed May 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a delicatessen and ice cream store in a one-story brick store building, in an R3 General Residence District, on premises at 3655 W. 31st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 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 June 4, 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 indicates that the non-conforming store in the building on the subject site was previously occupied by a beauty shop and supply business, which use was discontinued when site was purchased by applicant; that the change of use to a delicatessen and ice cream store is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is

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 delicatessen and ice cream store in the one-story brick store building, on premises at 3655 W. 31st Street, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 7:00 P.M.; that there shall be no automatic amusement machines on the premises; 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: P. Staerzl

CAL. NO. 161-82-A

APPEARANCES FOR:

MAP NO. 1-G

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 1314-16 W. Grand 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, P. Staerzl, for P. LaRocco, owner, filed May 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a paint and wallpaper store in a one-story brick building, in an R4 General Residence District, on premises at 1314-16 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 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 June 4, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District, that the proof presented indicates that the non-conforming store in the building on the subject site has been occupied by commercial uses under the M1-2 Restricted Manufacturing zoning that was in effect until February, 1980 when the area was rezoned to R4; that the establishment of a paint and wallpaper 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 paint and wallpaper store, on premises at 1314-16 W. Grand Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 5:00 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: Liboria Oliva
 APPEARANCES FOR: Liboria Oliva
 APPEARANCES AGAINST:

CAL. NO. 162-82-A
 MAP NO. 13-M
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 5517 N. Mobile 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, Liboria Oliva, owner, filed May 12, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as three apartments, in an R2 Single Family Residence District, on premises at 5517 N. Mobile Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 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 7.3-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site has been occupied as three apartments since prior to the passage of the 1942 comprehensive zoning 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 requirements, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 5517 N. Mobile 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: Alma Carmouche
 APPEARANCES FOR: Alma Carmouche
 APPEARANCES AGAINST:

CAL. NO. 163-82-A
 MAP NO. 14-E
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 5827 S. Prairie 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, Alma Carmouche, owner, filed May 12, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a barber shop in the basement store of a three-story brick store and apartment building, in an R5 General Residence District, on premises at 5827 S. Prairie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 4, 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 on November 17, 1947 the Board sustained an appeal permitting the appellant to establish a barber shop in the non-conforming store in the basement of the building on the subject site; that the appellant continuously has operated a barber shop at this location but recently discontinued the use for a short period of time due to a period of hospitalization; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a barber shop in the basement store of the three-story brick store and apartment building, on premises at 5827 S. Prairie Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 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: Ronald L. and Margie Heimowski

CAL. NO. 102-82-Z

APPEARANCES FOR: Wayne Rhine

MAP NO. 14-M

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 1982

PREMISES AFFECTED— 5623 S. Parkside Avenue

SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

Jack Guthman

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

George J. Cullen

Michael J. Howlett

Thomas P. Keane

John P. Kringas

Variation denied.

THE RESOLUTION:

WHEREAS, Ronald L. and Margie Heimowski, 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 south side yard will be 3 feet 7 inches and whose north side yard will be 3 feet instead of combined side yards of 9.4 feet, on premises at 5623 S. Parkside Avenue; 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 meetings held on May 21 and June 4, 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 no proof was presented to indicate that the variations, if granted, would not alter the essential character of the locality; that the subject site is located in a block improved with one-story single family residences, none of which are dormered; that the proposed use would alter the essential character of the locality, it is therefore

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

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

APPLICANT: Jeanette A. Toledo
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST: Cesar Olivi, et al

CAL. NO. 114-82-Z
MAP NO. 6-J
MINUTES OF MEETING
June 4, 1982

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

ACTION OF BOARD—

Variation denied.

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, Jeanette A. Toledo, owner, filed April 27, 1982, an application for a variation of the zoning ordinance to permit, in a C1-2 Restricted Commercial District, the erection of a one-story brick addition, 22 by 120 feet, to the south side of a one and three-story brick food processing plant with no front yard instead of 20 feet, on premises at 2701-07 S. Trumbull 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 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on May 21 and June 4, 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 C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that upon being put to a vote, Chairman Guthman moved that the variation be denied, that no proof had been presented to indicate that the property in question could not yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this district, that the erection of a commercial building to the front lot line on a lot which abuts R3 zoned property that is improved with residential buildings, all of which maintain a front yard setback, would alter the essential character of the locality; Member Cullen concurred; Members Keane and Kringas voted in favor of the variation, it is therefore

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

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

APPLICANT: Jerry Gingerich

CAL. NO. 116-82-Z

APPEARANCES FOR: David W. Ruttenberg

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
June 4, 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—

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, Jerry Gingerich, for the Bank of Ravenswood, Trust Nos. 25-4425 and 25-4532, owner, filed April 27, 1982, an application for a variation of the zoning ordinance to permit, in a B4-3 Restricted Service District, the erection of a three and four-story addition to the west of a four-story renovated building on an irregularly shaped lot, containing six offices or stores and eighteen apartments, with a waiver of the one required loading dock and with off-street parking for 14 instead of 18 automobiles, on premises at 2216-18 N. Geneva Terrace and 2217 N. Lincoln Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 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 11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on May 21 and June 4, 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 B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-3 Restricted Service District; that the proof presented indicates that the applicant purchased the subject site containing existing improvements located at 2216-18 N. Geneva Terrace, together with the parcel located at 2217 N. Lincoln Avenue, containing a building to be demolished, for the purpose of developing the same with a residential improvement intending to construct an addition containing four dwelling units (of approximately 1,600 square feet each) and two stores; that subsequently application was made for a building permit for the improvement to contain four new residential units and two stores, as aforesaid, but that the permit for the construction never was pursued due to the sizeable increase in the cost of money; that subsequently a feasibility study was made and the applicant determined that 1,600 square foot dwelling units were too expensive given the cost of construction and the cost of money and that the only marketable residential unit at that location would be one containing 800 square feet; that

MINUTES OF MEETING

June 4, 1982

Cal. No. 116-82-Z

the unique configuration of the subject property having frontage on both Lincoln Avenue and Geneva Terrace, with an irregular north lot line and not serviced by an alley, will permit underground parking for a maximum of fourteen automobiles; that the applicant has conferred with the respective community organizations and has agreed that the entrance and exit to the underground parking garage shall be located on Lincoln Avenue and not on Geneva Terrace; that the applicant has represented to the community organizations that he will apply for a special use to permit one residential unit to be located on the ground floor in the existing improvements and if, as and when granted, the applicant shall construct the new addition with nine residential units instead of ten, thus complying with the permit application indicating a total of eighteen dwelling units on the subject site; 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, 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 three and four-story brick addition containing ten residential dwelling units and two stores to an existing five-story brick building containing eight residential dwelling units and one store, with fourteen underground parking spaces instead of eighteen parking spaces and lacking the one required loading berth, on premises located at 2216-18 Geneva Terrace and 2217 N. Lincoln Avenue, upon condition that the entrance and exit to the underground parking shall be located on Lincoln Avenue and not on Geneva Terrace; that if a variation in the nature of a special use is granted to permit a dwelling unit on the ground floor of the existing improvement the new addition shall be limited to nine residential units instead of ten; 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: Helen Collins
 APPEARANCES FOR: Helen Collins
 APPEARANCES AGAINST:

CAL. NO. 137-82-A
 MAP NO. 16-E
 MINUTES OF MEETING
 June 4, 1982

PREMISES AFFECTED— 6358 S. Champlain 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, Helen Collins, for Mary Hicks, owner, filed April 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a delicatessen in the store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 6358 S. Champlain 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 meetings held on May 21 and June 4, 1982; and

WHEREAS, the districtmaps 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 has been occupied for business uses since prior to the time of the passage of the 1957 comprehensive admendment to the zoning ordinance; that the establishment of a grocery and delicatessen is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

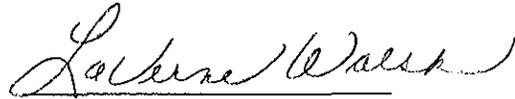
RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery and delicatessen in the store on the first floor of the two-story brick store and apartment building, on premises at 6358 S. Champlain Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 8:00 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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Mr. Keane moved that the Board do now adjourn.

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


Secretary