

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, July 9, 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

Absent-
John P. Kringas

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Mr. Keane moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 4, 1982 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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: Willie Moore
 APPEARANCES FOR: Edmond W. Ragan
 APPEARANCES AGAINST:

CAL. NO. 164-82-S
 MAP NO. 22-F
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 136 W. 95th Street.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Willie Moore, filed May 17, 1982, an application for a special use under the zoning ordinance for the approval of the location and the legalization of a one-story addition to the rear of a one-story frame two apartment building, in a B2-1 Restricted Retail District, on premises at 136 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 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 July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 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 in the year 1956 the Board granted a variation to permit the erection of an addition to the front of the two-apartment building on the subject; that it is proposed to relocate the kitchen and bathroom of the second apartment; that the public health, safety and welfare will be adequately protected in the proposed use; and that the proposed use 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 legalization of a one-story addition to the rear of a one-story frame two apartment building, on premises at 136 W. 95th 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: William and Elizabeth Vandercook
 APPEARANCES FOR: William Vandercook
 APPEARANCES AGAINST:

CAL. NO. 165-82-Z
 MAP NO. 7-I
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3008 N. Francisco 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, William and Elizabeth Vandercook, owners, filed May 25, 1982, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a second floor addition by the dormering of the upper floor of a 1-1/2 story frame residence on an irregularly shaped lot with no north side yard instead of 5 feet, on premises at 3008 N. Francisco 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 meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 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 dormering of the upper floor of the residence on the subject site 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 irregularly shaped lot with the building constructed on the north lot; and that the variation, if granted, will not alter the essential character of the locality in that the use will be compatible with the existing improvements in the area and will not impair an adequate supply of light and air to adjoining properties, 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 floor addition by the dormering of the upper floor of a 1-1/2 story frame residence with no north side yard instead of 5 feet, on premises at 3008 N. Francisco 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: Robert L. Levy
APPEARANCES FOR: Robert L. Levy
APPEARANCES AGAINST:

CAL. NO. 166-82-S
MAP NO. 14-F
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 5646-50 S. LaSalle 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	X		
John P. Kringas			X

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

Application approved.

THE RESOLUTION:

WHEREAS, Robert L. Levy, for Chicago Title and Trust Company, Trust No. 1079289, owner, filed June 5, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of private passenger automobiles, in a B4-1 Restricted Service District, on premises at 5646-50 S. LaSalle Street, for the use of a business located at 5659 S. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 29, 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 8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to provide off-street parking for the employees of the Arrow Services, Inc. located at 5659 S. LaSalle 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 establishment of a parking lot at this location 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 5646-50 S. LaSalle Street, for the use of a business located at 5659 S. LaSalle Street, 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 employees of the Arrow Services, Inc., located at 5659 S. LaSalle Street, 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 a screen fence shall be erected along the north lot line; that ingress and egress shall be from W. 57th Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation of the parking lot shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays; 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 the 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: Timothy P. and Mary Korbus
 APPEARANCES FOR: Mary Korbus
 APPEARANCES AGAINST:

CAL. NO. 167-82-Z
 MAP NO. 16-K
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PREMISES AFFECTED— 6456 S. Kildare 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, Timothy P. and Mary Korbus, owners, filed June 18, 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 south half of the upper floor of a 1-1/2 story brick single family residence whose south side yard will be 1.5 instead of 4.8 feet, on premises at 6456 S. Kildare Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 11, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.802(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 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 by the dormering of the upper floor is necessary to meet the needs of the family of the applicants; that the plight of the owner is due to the existing limited south side yard; and that the variation, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which many of the improvements are dormered, 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 floor addition by the dormering of the south half of the upper floor of a 1-1/2 story brick single

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family residence whose south side yard will be 1.5 instead of 4.8 feet, on premises at 6456 S. Kildare 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: Martin Temple Church
 APPEARANCES FOR: Biddie Brown
 APPEARANCES AGAINST: Sherwin and Sherwin
 CAL. NO. 168-82-S
 MAP NO. 18-E
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 PREMISES AFFECTED— 7151-53 S. Indiana Avenue and 202 E. 72nd Street.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Martin Temple Church, for Deborah A. Howell, owner, filed June 14, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site parking lot for the parking of private passenger automobiles, at the rear of a lot improved with an apartment building, in an R3 General Residence District, on premises at 7151-53 S. Indiana Avenue and 202 E. 72nd Street, to fulfill the parking requirements for an addition to a church located at 7158 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 7.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 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 records of the Department of Inspectional Services of the City of Chicago indicate that Permit No. B229874-75 issued on December 3, 1957 for the construction of the church building at 7158 S. Indiana Avenue provided for 27 parking spaces, which parking spaces were to be placed at the rear of the church and on vacant land north of the proposed church; that the proof presented indicates that the church has been constructed with provision for 12 parking spaces at the rear of the church and with no provision for parking spaces in the area north of the church structure as required in the plan approved for the construction of the church, which is in violation of the building permit issued; that the erection of an addition to a church on land designated for off-street parking and the request to provide 12 off-street off-site parking spaces at the rear of a 12 apartment building across the street from the church site, is not in the public interest and would 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 denied.

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

APPLICANT: Indiana Avenue Pentecostal Church of God, Inc.
 APPEARANCES FOR: Albert E. Arnstein
 APPEARANCES AGAINST:

CAL. NO. 169-82-S
 MAP NO. 8-E
 MINUTES OF MEETING
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PREMISES AFFECTED— 3508-24 S. Indiana 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, the Indiana Avenue Pentecostal Church of God, Inc., for Charles E. Davis, owner, filed June 11, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of a two-story brick church building, partly in a B4-3 Restricted Service District and partly in a C1-3 Restricted Commercial District, on premises at 3508-24 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 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 July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

WHEREAS, the district maps show that the premises are located partly in a B4-3 Restricted Service District and partly 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 partly in a B4-3 Restricted Service District and partly in a C1-3 Restricted Commercial District; that on October 20, 1978 the Board approved the location and erection of a one-story church building for the applicant church on the subject site finding that the church had been established at this location since the year 1940; that the substantial increase in the number of members of the congregation necessitated the construction of a new church with enlarged capacity for the various functions of the church; that the public health, safety and welfare would be adequately protected in the design, location of the said church which provided needed services in the community; and that the proposed use was compatible with the mixed residential and business improvements in the area and would not cause substantial injury to the value of other property in the neighborhood; that the church failed to obtain a building permit within the allotted period of time necessitating the filing of a new special use application, it is therefore

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

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Zoning Administrator is authorized to permit the erection of a two-story church building, on premises at 3508-24 S. Indiana Avenue, upon condition that upon completion of the church structure, the old church structure is to be removed and the site improved for off-street parking as indicated on the plans, 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: Indiana Avenue Pentecostal Church of God, Inc.
 APPEARANCES FOR: Albert E. Arnstein
 APPEARANCES AGAINST:

CAL. NO. 170-82-Z
 MAP NO. 8-E
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3508-24 S. Indiana 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, the Indiana Avenue Pentecostal Church of God, Inc., for Charles E. Davis, owner, filed June 11, 1982, an application for a variation of the zoning ordinance to permit, partly in a B4-3 Restricted Service District and partly in a C1-3 Restricted Commercial District, the erection of a church building with off-street parking for 53 instead of 66 automobiles, on premises at 3508-24 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, Sections 8.11-2 and 11.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

WHEREAS, the district maps show that the premises are located partly in a B4-3 Restricted Service District and partly 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 partly in a B4-3 Restricted Service District and partly in a C1-3 Restricted Commercial District; that on October 20, 1978 the Board approved a special use application for the applicant church to erect a new church structure on the subject site and granted a variation permitting a reduction in the off-street parking spaces, finding that although the congregation of the applicant church numbered 700 members, the average attendance for the weekly service was under 300 people; that it would only be on the occasion of a special service that the church would be filled to capacity; that the property in question could not yield a reasonable return nor could it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the parking provided would be adequate for the weekly service; that the variation requested would not alter the essential character of the locality in that the waiver of the parking spaces would have no major effect on the surrounding community; that the applicant church failed to construct the church building within the allotted period time thereby necessitating the filing of a new special use application and request for a variation of the zoning ordinance; that

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there has been a revision of the plans but no revision in the request for a 20% reduction in the off-street parking, 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 church building with off-street parking for 53 instead of 66 automobiles, on premises at 3508-24 S. Indiana 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: Dr. William M. Scholl College of Podiatric Medicine

CAL. NO. 171-82-Z

APPEARANCES FOR: George Alexander

MAP NO. 3-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 1001-21 N. Dearborn 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, the Dr. William M. Scholl College of Podiatric Medicine, owner, filed June 18, 1982, an application for a variation of the zoning ordinance to permit, in an R7 General Residence District, the erection of a one-story addition, 75 by 150 feet, to the north side of an 8-story brick building whose front yard will be 4 inches instead of 15 feet and whose rear yard will not comply with the requirements of the zoning ordinance, on premises at 1001-21 N. Dearborn Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, Sections 7.7-7 and 7.9-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

WHEREAS, the district maps show that the premises are located in an R7 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 R7 General Residence District; that the proof presented indicates that it is proposed to erect an addition to the existing college on the subject site to consolidate the teaching facilities; 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 with the proposed addition all services and clinical training will be provided on one floor; that the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality in that the proposed addition will maintain the established building line on Dearborn Street, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story

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addition, 75 by 150 feet, to the north side of an 8-story brick building whose front yard will be 4 inches instead of 15 feet and whose rear yard will not comply with the requirements of the zoning ordinance, on premises at 1001-21 N. Dearborn Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Charles C. Young
 APPEARANCES FOR: Stephen J. Pokorny
 APPEARANCES AGAINST:

CAL. NO. 172-82-S
 MAP NO. 1-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 1141-45 W. Ohio 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, Charles C. Young, for 1147 West Ohio Associates and Josephine, Frank N. and Dominic Liberio, owners, filed May 15, 1982, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in a C2-2 General Commercial District, on premises at 1141-45 W. Ohio Street, to fulfill the parking requirements for the conversion of a factory building at 1147 W. Ohio Street into office space and 17 apartments; 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, Sections 9.11(5) and 9.4-2."

and

WHEREAS, a public hearing was held on application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

WHEREAS, the district maps show that the premises are located in a C2-2 General 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 C2-2 General Commercial District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to fulfill the parking requirements for the conversion of the factory building at 1147 W. Ohio Street into office space and no more than 17 apartments; 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 proposed use will be compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking

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lot for the parking of private passenger automobiles, on premises at 1141-45 W. Ohio Street, to fulfill the parking requirements for the conversion of a factory building at 1147 W. Ohio Street into office space and no more than 17 apartments, upon condition that one off-street parking space shall be provided for each dwelling unit in the converted building; that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles 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 sewer; that the drainage shall not run directly into city streets; that lighting shall be provided; that ingress and egress shall be from N. May 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.

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

APPLICANT: David B. Yavitz
APPEARANCES FOR: David B. Yavitz
APPEARANCES AGAINST:

CAL. NO. 173-82-Z
MAP NO. 5-F
MINUTES OF MEETING
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PREMISES AFFECTED— 1825 N. Larrabee 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, David B. Yavitz, for the American National Bank & Trust Company, Trust No. 55015, owner, filed June 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 whose front yard will be 12 instead of 15 feet and with no north side yard instead of 3.2 feet, on premises at 1825 N. Larrabee Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, Sections 7.8-5 and 7.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 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 proposed use is to be located in an R5 General Residence District; 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 front yard is in line with the established building line on the block and the lack of a north side yard corresponds to the pattern established in the block; 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 yards proposed are compatible to the existing yards in the 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 erection of a three-story brick single family residence whose front yard will be 12 instead of 15 feet and with no north side yard instead of 3.2 feet, on premises at 1825 N. Larrabee 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: Arthur Dordek
 APPEARANCES FOR: Burton Berger
 APPEARANCES AGAINST:

CAL. NO. 174-82-S
 MAP NO. 4-E
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 1250-58 S. Michigan Avenue.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Arthur Dordek, for Harris Trust & Savings Bank, Trust No. 41538, owner, filed June 21, 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 B7-5 General Central Business District, on premises at 1250-58 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982 after due notice thereof by publication in the Chicago Sun-Times on June 21, 1982; and

WHEREAS, the district maps show that the premises are located in a B7-5 General 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 B7-5 General Central Business District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the 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 a public parking lot for the parking of private passenger automobiles, on premises at 1250-58 S. Michigan Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the said lot shall be used solely for the parking

MINUTES OF MEETING

July 9, 1982

Cal. No. 174-82-S

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 guard rails shall be installed on the periphery of the surfaced area; that ingress and egress shall be from S. Michigan Avenue; that the driveway shall be constructed in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 7 A.M. and 5 P.M., Mondays through Fridays, and on weekends when special events are being held in the area; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate ten years from date hereof, on July 9, 1992, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in July, 1987, without further public notice of public hearings, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Walter Lawson

CAL. NO. 175-82-A

APPEARANCES FOR: Kenneth Wright

MAP NO. 16-D

APPEARANCES AGAINST:

MINUTES OF MEETING

July 9, 1982

PREMISES AFFECTED— 6345 S. Maryland Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Walter Lawson, owner, filed May 13, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the store on the first floor of a one and two-story brick store and apartment building, in an R5 General Residence District, on premises at 6345 S. Maryland 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 July 9, 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 store in the building on the subject site has been vacant and unoccupied for six years; 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.

APPLICANT: Jesuit Seminary Association
 APPEARANCES FOR: Timothy C. Toomey
 APPEARANCES AGAINST:

CAL. NO. 176-82-A
 MAP NO. 5-F
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 361 W. Dickens 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, the Jesuit Seminary Association, for the Chicago Province of the Society of Jesus, owner, filed May 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of offices on the first floor of a three-story brick store and apartment building, in an R5 General Residence District, on premises at 361 W. Dickens Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 7, 1982 is:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 6.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 the applicant is an eleemosynary institution; that the proposed use will have office space of less than 4,000 square feet and is a permitted use under Section 7.3-4 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of offices on the first floor of a three-story store and apartment building, on premises at 361 W. Dickens 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: Ali A. Abdallah
APPEARANCES FOR: Ali A. Abdallah
APPEARANCES AGAINST:

CAL. NO. 177-82-A
MAP NO. 3-H
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 958 N. Hoyne Avenue

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

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

THE RESOLUTION:

WHEREAS, Ali A. Abdallah, for Gladys Lopez, owner, filed May 17, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 958 N. Hoyne Avenue.

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 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 July 9, 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 R5 General Residence District; that the proof presented indicates that the non-conforming store on the first floor of the 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: Lorenzo Perez, Jr.
APPEARANCES FOR: Lorenzo Perez, Jr.
APPEARANCES AGAINST:

CAL. NO. 178-82-A
MAP NO. 3-H
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 1320 N. Wolcott 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, Lorenzo Perez, Jr., for Lira Hermenencildo, owner, filed May 17, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto body shop in a one-story brick building, in an R4 General Residence District, on premises at 1320 N. Wolcott Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 one-story brick garage building; which building never has been legal as a commercial building; 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: Jose Jaramillo
 APPEARANCES FOR: Charlie Poppell
 APPEARANCES AGAINST: James Chevas, et al

CAL. NO. 179-82-A
 MAP NO. 4-H
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 1900 W. 17th 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, Jose Jaramillo, owner, filed May 21, 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 an automobile repair shop and three apartments, in an M2-2 General Manufacturing District, on premises at 1900 W. 17th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 10.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982; and

WHEREAS, the district maps show that the premises are located in an M2-2 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M2-2 General Manufacturing District; that no proof was presented to indicate a continuity of use of the three apartments in the building; that the appellant has a right to continue the operation of the automobile repair shop in the building but has no right to the occupancy of the building as three apartments, 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: Alen George
 APPEARANCES FOR: Alen George
 APPEARANCES AGAINST: Hon. Eugene Schuller, John and Hilda Sacher

CAL. NO. 180-82-A
 MAP NO. 9-H
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3343 N. Damen 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, Alen George, for Paul Seng, owner, filed May 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto body shop in a one-story brick garage building at the rear of a lot improved with a two-story frame store building, in an R4 General Residence District, on premises at 3343 N. Damen Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 an automobile body shop for the past five years; that the proof presented indicates that the garage had been occupied as an automobile repair shop, with no body nor fender work since prior to the time of passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to conduct an automobile repair business on the subject site, provided no body repair, painting or engine rebuilding is done on the premises; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair shop in a one-story brick garage building at the rear of a lot improved with a two-story frame store building, on premises at 3343 N. Damen

MINUTES OF MEETING
Cal. No. 180-82-A
July 9, 1982

Avenue, upon condition that no spray painting, body or fender work shall be done on premises; that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Monday through Saturday; 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: Freda Decker
 APPEARANCES FOR: Stephen R. Decker
 APPEARANCES AGAINST:

CAL. NO. 181-82-A
 MAP NO. 14-G
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 1041 W. 61st 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, Freda Decker, owner, filed May 17, 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 four apartments, in an R3 General Residence District, on premises at 1041 W. 61st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 29, 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 July 9, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the two-story brick building on the subject site has been occupied as four apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick building, on premises at 1041 W. 61st Street, as four apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Woody Pope
 APPEARANCES FOR: Woody Pope
 APPEARANCES AGAINST:

CAL. NO. 182-82-A
 MAP NO. 2-J
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3549 W. Van Buren 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, Woody Pope, for Carl Revies, owner, filed May 25, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop in a one-story brick garage building, in an R5 General Residence District, on premises at 3549 W. Van Buren Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 one-story brick garage building on the subject site is not and never has been a legal building at said location; 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: Richard Bonk
 APPEARANCES FOR: Richard Bonk
 APPEARANCES AGAINST:

CAL. NO. 183-82-A
 MAP NO. 9-N
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3440 N. New England 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, Richard Bonk, owner, filed May 25, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick and frame building as two apartments, in an R2 Single Family Residence District, on premises at 3440 N. New England Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 District; that the proof presented indicates that the two-story brick and frame building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick and frame building, on premises at 3440 N. New England Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Henry Jeffries
APPEARANCES FOR: Henry Jeffries
APPEARANCES AGAINST:

CAL. NO. 184-82-A
MAP NO. 18-G
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 7214 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, Henry Jeffries, owner, filed May 26, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto repair shop in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 7214 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 24, 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 July 9, 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 in an existing one-story brick garage building; that an automobile repair shop was established at this location under the C1-2 zoning which was in effect until the rezoning to B2-2 in 1979; that the use never has been discontinued; that licensing requirements have caused the case to be filed; and that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair shop in a one-story brick garage building, on premises at 7214 S. Halsted Street, upon condition that only mechanical 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 5:00 P.M., Monday through Saturday; 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: Anthony Zibrat
APPEARANCES FOR: Seymour Goldberg
APPEARANCES AGAINST:

CAL. NO. 185-82-A
MAP NO. 10-I
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED-- 4504 S. Sacramento 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, Anthony Zibrat, owner, filed May 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one and two-story brick building as four apartments, in an R3 General Residence District, on premises at 4504 S. Sacramento Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 July 9, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the subject site has been occupied as four apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one and two-story brick building, on premises at 4504 S. Sacramento Avenue, as four apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James Vittori
 APPEARANCES FOR: James Vittori
 APPEARANCES AGAINST:

CAL. NO. 186-82-A
 MAP NO. 8-F
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3300 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, James Vittori, owner, filed May 28, 1982, and appeal from the decision of the Office of the Zoning Administrator in refusing to permit the serving of liquor in an existing restaurant on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 3300 S. Wallace Street, and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties, and being fully advised in the premises, finds that in this case the proposed use is located in an R3 General Residence District in a non-conforming store which is occupied by an existing licensed restaurant; that the serving of liquor, wine and beer, in the 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 serving of wine and beer in an existing restaurant in the store on the first floor of the three-story brick store and apartment building, on premises at 3300 S. Wallace Street, upon condition that service shall be limited to a service bar only and that there shall be no sale of hard liquor on the premises, that the hours of operation shall be limited to the hours between 11:00 A.M. and 10:00 P.M., Monday through Thursday, 11:00 A.M. and 12:00 P.M., Friday and Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Joseph E. Davis
 APPEARANCES FOR: Joseph E. Davis
 APPEARANCES AGAINST:

CAL. NO. 187-82-A
 MAP NO. 17-G
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 7001 N. Sheridan Road
 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, Joseph E. Davis, for North Shore National Bank of Chicago, Tr. No. 378, owner, filed May 28, 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 store on the first floor of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 7001 N. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 July 9, 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 business uses; and that the establishment of a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; 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 grocery store in the store on the first floor of a four-story brick store and apartment building, on premises at 7001 N. Sheridan Road, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 7:00 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: Jan Kawa
APPEARANCES FOR: Chester M. Przybylo
APPEARANCES AGAINST:

CAL. NO. 188-82-A
MAP NO. 7-M
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 3103 N. Narragansett 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, Jan Kawa, for Norbert Hoffman, owner, filed June 9, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit a carry-out sandwich service in an existing book store in a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3103 N. Narragansett Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 9, 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 is occupied as a book store; that a carry-out sandwich service may be permitted as 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 a carry-out sandwich service in the book store on the first floor of the two-story brick store and apartment building, on premises at 3103 N. Narragansett Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 4:00 P.M., Monday through Friday; that there shall be no table service; 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 license is issued.

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

APPLICANT: R & R Builders
APPEARANCES FOR: Julian Hansen
APPEARANCES AGAINST:

CAL. NO. 189-82-A
MAP NO. 22-H
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 9431 S. Charles Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued until
August 20, 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: Betsey Riley
 APPEARANCES FOR: Betsey Riley
 APPEARANCES AGAINST:

CAL. NO. 190-82-A
 MAP NO. 5-G
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 2227 N. Clybourn 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, Betsey Riley, owner, filed June 4, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of storage rooms on the first floor into additional living space for the apartment on the upper floor of a coach house at the rear of a lot improved with a two-story frame two-apartment building, in an M1-2 Restricted Manufacturing District, on premises at 2227 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.5; 5.6-2; 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that the coach house at the rear of subject site is a legal non-conforming building; that the first floor of such coach house had been used for storage and never had been used for the parking of automobiles; that the location of the doors would indicate lack of accessibility by automobiles; that the appellant has a right to convert the storage space on the first floor of the coach house into additional living space; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of storage rooms on the first floor into additional living space for the apartment on the upper floor of a coach house, on rear of premises at 2227 N. Clybourn Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Eli Logan
 APPEARANCES FOR: Ronald Bobbitt
 APPEARANCES AGAINST:

CAL. NO. 191-82-A
 MAP NO. 26-G
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 1000 W. 111th Street

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

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

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

THE RESOLUTION:

WHEREAS, Eli Logan, owner, filed June 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 shop in a one-story brick building, in an R2 Single Family Residence, on premises at 1000 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 7.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 non-conforming one-story brick building on the subject site has been occupied since its construction as an automobile body and fender shop; that licensing requirements have caused the case to be filed; and 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 body shop in a one-story brick garage building, on premises at 1000 W. 111th Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday, and from 8:00 A.M. to 12:00 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: K. Eigenfeld
 APPEARANCES FOR: K. Eigenfeld
 APPEARANCES AGAINST:

CAL. NO. 192-82-A
 MAP NO. 15-G
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 1301-03 W. Hollywood 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, K. Eigenfeld, owner, filed June 4, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of sandwiches and ice cream in an existing grocery store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1301-03 W. Hollywood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 4, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 9, 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 in the non-conforming store on the first floor of a three-story brick store and apartment building; that the appellant is operating a licensed grocery store on the premises and is seeking a license to sell sandwiches and ice cream; 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 sandwiches and ice cream in the existing grocery store on the first floor of the three-story brick store and apartment building, on premises at 1301-03 W. Hollywood Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 10:00 P.M., Monday through Saturday; that the dispensing of sandwiches and ice cream shall be limited to carry-out service only; 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: Harold and Lorraine Theodore

CAL. NO. 193-82-A

APPEARANCES FOR:

MAP NO. 5-L

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 2300 N. Cicero Avenue

July 9, 1982

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

ACTION OF BOARD—

Case continued until
August 20, 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: Gene Dawson

CAL. NO. 194-82-A

APPEARANCES FOR:

MAP NO. 28-E

APPEARANCES AGAINST:

MINUTES OF MEETING

PREMISES AFFECTED— 11250-52 S. Edbrooke Avenue

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

ACTION OF BOARD—

Case continued until
August 20, 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: Juan and Julia Santos
 APPEARANCES FOR: Charles Poppel
 APPEARANCES AGAINST:

CAL. NO. 195-82-A
 MAP NO. 6-K
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 4202 W. 25th 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, Juan and Julia Santos, owners, filed June 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one and a half and two-story frame building as five apartments, in an R3 General Residence District, on premises at 4202 W. 25th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, 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 July 9, 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 R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as five apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance, that the appellants have a right to continue the occupancy of the building as five apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a 1-1/2 and 2-story frame building, on premises at 4202 W. 25th Street, as five apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ruben Gaona
 APPEARANCES FOR: Ruben Gaona
 APPEARANCES AGAINST:

CAL. NO. 196-82-A
 MAP NO. 20-A
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 8507 S. Burley 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, Ruben Gaona, for Balbino Carrilo, owner, filed June 9, 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 four apartments, in a B4-1 Restricted Service District, on premises at 8507 S. Burley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 8.6-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-1 Restricted Service District; that the proof presented indicates that the two-story frame building on the subject site has been occupied as four 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 four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 8507 S. Burley Avenue, as four apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Joseph W. Feiler, Jr.
 APPEARANCES FOR: William E. Dicks, Jr.
 APPEARANCES AGAINST:

CAL. NO. 197-82-A
 MAP NO. 6-J
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 3812 W. 28th 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, Joseph W. Feiler, Jr., owner, filed June 9, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-store brick building on rear of lot as a residence on a lot improved with a three-story brick store and apartment building, in an R3 General Residence District, on premises at 3812 W. 28th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 one-story brick building on the rear of subject site previously was occupied as a store; that the conversion of a store to residential use 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 use of the one-story brick building, on rear of premises at 3812 W. 28th Street, as a residence, on a lot improved with a three-story brick store and apartment building, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: John Lara
APPEARANCES FOR: John Lara
APPEARANCES AGAINST:

CAL. NO. 198-82-A
MAP NO. 3-G
MINUTES OF MEETING
July 9, 1982

PREMISES AFFECTED— 922 N. Noble 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, John Lara, owner, filed June 11, 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 the store on the first floor of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 922 N. Noble Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 9, 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 July 9, 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 located in an R4 General Residence District; that the proof presented indicates that the two non-conforming stores in the building on the subject site have been occupied by business uses, including a grocery store; that the change of use to a tire repair shop is not 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 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: Gabino Esquiliano
 APPEARANCES FOR: Gabino Esquiliano
 APPEARANCES AGAINST:

CAL. NO. 199-82-A
 MAP NO. 4-H
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 1957 W. 21st 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, Gabino Esquiliano, owner, filed May 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto repair shop in a one-story service station, in an R4 General Residence District, on premises at 1957 W. 21st Street; 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 one-story automobile service station; that the subject site has been operated as an automobile service station with accessory automobile repair work since its construction prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements for the repair work 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 repair shop in a one-story service station, on premises at 1957 W. 21st Street, on condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 9:00 P.M., Monday through Saturday; 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: Emmanuel Baptist Church
 APPEARANCES FOR: George C. Howard
 APPEARANCES AGAINST: Bernard Davis

CAL. NO. 104-82-Z
 MAP NO. 20-H
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 8301-59 S. Damen Avenue.

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

ACTION OF BOARD—

THE VOTE

Variation denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Emmanuel Baptist Church, owner, filed April 12, 1982, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a two-story school addition and a one-story addition to the rear of an existing church and school which will not comply with the rear yard requirements of the zoning ordinance, which will exceed the allowable floor area ratio and with off-street parking for 83 instead of 102 automobiles, on premises at 8301-59 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 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 7.8-2, 7.6-2 and 7.12(c)."

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 July 9, 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 testimony of residents of the neighborhood within 250 feet of the applicant church indicates that the present off-street parking provided for the existing church is inadequate in that the adjoining streets and alleys are filled with automobiles parked legally and illegally with the resultant lack of accessibility to garages and homes of the residents of the area; that the parking is compounded by the use of the school gymnasium for Sunday church services by a congregation other than the applicant church; that the construction of an addition to a building on land presently improved and utilized for off-street parking which exceeds the allowable floor area ratio constitutes an overbuilding in this area, and the request to reduce the off-street parking spaces is not in the public interest and would alter the essential character of the locality, it is therefore

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

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

APPLICANT: Emmanuel Baptist Church
 APPEARANCES FOR: George C. Howard
 APPEARANCES AGAINST: Bernard Davis

CAL. NO. 105-82-S
 MAP NO. 20-H
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 8300-02 S. Damen 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

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

Application approved.

THE RESOLUTION:

WHEREAS, the Emmanuel Baptist Church, 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 R2 Single Family Residence District, on premises at 8300-02 S. Damen Avenue, for the use of a church and school located at 8301-59 S. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 23, 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 7.4-2."

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 July 9, 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 a parking lot at this location is necessary for the public convenience to accommodate the needs of the applicant church and school at 8301-59 S. Damen Avenue; 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, with provision for adequate landscaping and screen planting, 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 8300-02 S. Damen Avenue, for the use of a church and school located at 8301-59 S. Damen Avenue, upon condition

MINUTES OF MEETING

July 9, 1982

Cal. No. 105-82-S

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 or buses shall be parked upon the said lot at any time; that a strip of land 20 feet wide along the east property line shall be landscaped and planted with shrubbery, except for the portion used as a driveway; that a strip of land no less than three feet wide along the south and west lot lines shall be planted with a densely planted compact hedge not less than five feet nor more than seven feet in height, which planting shall be maintained; 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 concrete curbing or guard rails shall be erected on the periphery of the surfaced area; that ingress and egress shall be from S. Damen 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 securely locked at all times services are not being conducted in the applicant church; 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: Ronald and Ann Schramm

CAL. NO. 150-82-A

APPEARANCES FOR:

MAP NO. 15-G

APPEARANCES AGAINST:

MINUTES OF MEETING

July 9, 1982

PREMISES AFFECTED— 1246 W. Bryn Mawr Avenue

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

ACTION OF BOARD—

Application withdrawn on motion of applicant.

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: Shawky M. Helmi
 APPEARANCES FOR: Shawky M. Helmi
 APPEARANCES AGAINST:

CAL. NO. 155-82-A
 MAP NO. 7-I
 MINUTES OF MEETING
 July 9, 1982

PREMISES AFFECTED— 2435 N. Fairfield 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, Shawky M. Helmi, owner, filed May 6, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one and a half-story frame building as three apartments, in an R3 General Residence District, on premises at 2435 N. Fairfield 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 9, 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 frame building on 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 frame building, on premises at 2435 N. Fairfield 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.

MINUTES OF MEETING
July 9, 1982
Cal. No. 159-82-A

Mr. Mark Kupiec, for Robert Kelly, presented a request to amend the resolution adopted in Cal. No. 159-82-A on June 4, 1982, in which appeal sustained by the Board Mr. Kelly was granted permission to establish a restaurant in the one-story brick store building, in an R3 General Residence District, on premises at 2837 W. 51st Street, under certain conditions, one of which was that the hours be limited to the hours between 9 A.M. and 7 P.M.

Mr. Kupiec's request for an amendment is to change the hours of operation to the hours between 7 A.M. and 10 P.M.

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

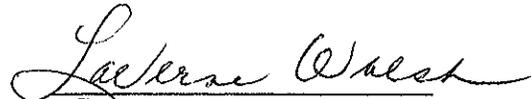
Yeas- Guthman, Cullen, Howlett and Keane. Absent-Kringas.

MINUTES OF MEETING

July 9, 1982

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in special meeting on Thursday, August 12, 1982 at 9:00 A.M.


Secretary