

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, September 10, 1982

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

The following were present and constituted a quorum:

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

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Mr. Keane moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 20, 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: Marshall Field & Company
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4001 W. Diversey Avenue and 2748-56 N. Pulaski Road.
 SUBJECT— Application for the approval of a special use.

CAL. NO. 234-82-S
 MAP NO. 7-K
 MINUTES OF MEETING
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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, Marshall Field & Company, owner, filed July 16, 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 an M2-2 General Manufacturing District, on premises at 4001 W. Diversey Avenue and 2748-56 N. Pulaski Road, for the use of a warehouse, storage and sales facility, located at 4100 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 22, 1982 finds:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 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 a parking lot at this location is necessary for the public convenience to accommodate the needs of the applicant company for its storage, warehouse and periodic sales operation in the structure at 4100 W. Diversey Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the commercial and manufacturing uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 4001 W. Diversey Avenue and 2748-56

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N. Pulaski Road, 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 lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that guard rails or concrete curbing shall be installed in the periphery of the surfaced area; that lighting shall be provided; that driveways shall be constructed at the locations to be determined by the Department of Streets and Sanitation of the City of Chicago, which driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and 10 P.M., Mondays through Saturdays, and from 6 A.M. until 6 P.M. on Sundays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Marshall Field & Company
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:

CAL. NO. 235-82-S
 MAP NO. 7-K
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PREMISES AFFECTED— 4015-43 W. Diversey Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application approved.

THE RESOLUTION:

WHEREAS, Marshall Field & Company, owner, filed July 16, 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 M2-2 General Manufacturing District, on premises at 4015-43 W. Diversey Avenue, for the use of a warehouse, storage and sales facility located at 4100 W. Diversey 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

WHEREAS, the district maps show that the premises are located in a 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 a parking lot at this location is necessary for the public convenience to accommodate the needs of the applicant company for its storage, warehouse and periodic sales operation in the structure at 4100 W. Diversey Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the commercial and manufacturing uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 4015-43 W. Diversey Avenue for the

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use of a warehouse, storage and sales facility located at 4100 W. Diversey Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that 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 or concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that driveways shall be constructed at the locations to be determined by the Department of Streets and Sanitation of the City of Chicago, which driveways 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 6 A.M. and 10 P.M., Mondays through Saturdays, and from 6 A.M. until 6 P.M. on Sundays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Marshall Field & Company
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:

CAL. NO. 236-82-S
 MAP NO. 7-K
 MINUTES OF MEETING
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PREMISES AFFECTED— 4101-37 W. Diversey Avenue and 4100-20 W. Parker Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application approved.

THE RESOLUTION:

WHEREAS, Marshall Field & Company, owner, filed July 16, 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 M2-2 General Manufacturing District, on premises at 4101-37 W. Diversey Avenue and 4100-20 W. Parker Avenue, for the use of a warehouse, storage and sales facility, located at 4100 W. Diversey 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M2-2 General Manufacturing District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to accommodate the needs of the applicant company for its storage, warehouse and periodic sales operation in the structure at 4100 W. Diversey Avenue in addition to the storage of its trucks; that the public health, safety and welfare will be adequately protected in the design and operation of the lot to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the commercial and manufacturing uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site parking lot for the parking of private passenger automobiles, in addition to the storage of trucks on premises at 4101-37 W. Diversey Avenue and 4100-20 W. Parker Avenue, upon condition that no use

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shall be made of the property for the purpose requested until the following conditions shall have been complied with: 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 or concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that driveways shall be constructed at the locations to be determined by the Department of Streets and Sanitation of the City of Chicago, which driveways 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 lot shall be limited to the hours between 6 A.M. and 10 P.M., Mondays through Saturdays, and from 6 A.M. until 6 P.M. on Sundays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Marshall Field & Company
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:

CAL. NO. 237-82-S
 MAP NO. 7-K
 MINUTES OF MEETING
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PREMISES AFFECTED— 4014-30 W. Parker 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, WHEREAS, Marshall Field & Company, owner, filed July 16, 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 M2-2 General Manufacturing District, on premises at 4014-30 W. Parker Avenue, for the use of a warehouse, storage and sales facility, located at 4100 W. Diversey 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M2-2 General Manufacturing District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to accommodate the needs of the applicant company for its storage, warehouse and period sales operation in the structure at 4100 W. Diversey Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the lot to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the commercial and manufacturing uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 4014-30 W. Parker Avenue, for

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Cal. No. 237-82-S

the use of a warehouse, storage and sales facility located at 4100 W. Diversey Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that 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 or concrete curbing shall be erected on the periphery of the surfaced area; that lighting shall be provided; that driveways shall be constructed at the locations to be determined by the Department of Streets and Sanitation of the City of Chicago, which driveways 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 6 A.M. and 10 P.M., Mondays through Saturdays, and from 6 A.M. until 6 P.M. on Sundays; 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 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: Webster Street Limited Partnership
 APPEARANCES FOR: Richard L. Wexler
 APPEARANCES AGAINST: W. M. Seidel

CAL. NO. 238-82-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED-- 1050 W. Webster Avenue.
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

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

Variation granted.

THE RESOLUTION:

WHEREAS, the Webster Street Limited Partnership, for Agnes B. Heath, owner, filed July 19, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story brick six-apartment building with five instead of six off-street parking spaces, on premises at 1050 W. Webster 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 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 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 subject lot has a width of 47.86 feet at the front of lot (47.90 feet width at rear lot line) and a depth of 114.65 feet, containing 5489 square feet; that the six apartment building proposed to be erected complies with the lot area requirements, the floor area ratio requirements and the yard requirements of the R4 District, but is 4.1 feet short of providing the parking required by the ordinance, that is, five parking spaces with a width of 8 feet and one handicapped parking space with a width of 12 feet, and is .10 feet short of providing six parking spaces with the standard width of 8 feet; that the requirement to provide one handicapped parking space should not be mandatory in the construction of a six apartment building which is not specifically providing any of the amenities necessary to satisfy the needs of handicapped persons; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it is not practical or economically feasible to construct a five apartment building on the subject site; that the plight of the owner is due to the requirement of providing one handicapped parking space in the

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construction of a six apartment building; and that the variation, if granted, will not alter the essential character of the locality in that the building and use will be compatible with and will not impair an adequate supply of light and air to other improvements in the area, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story brick six apartment building with five instead of six off-street parking spaces, on premises at 1050 W. Webster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued, or in the alternative, it is

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 six apartment building with six off-street parking spaces, waiving the requirement to provide one handicapped parking space, on premises at 1050 W. Webster 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: Richard C. G'Sell

CAL. NO. 239-82-Z

APPEARANCES FOR: Leslie Sanford

MAP NO. 2-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 401 S. LaSalle 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, Richard C. G'Sell, for the Exchange National Bank of Chicago Trust No. 28637, owner, filed July 30, 1982, an application for a variation of the zoning ordinance to permit, in a B7-7 General Central Business District, the conversion of a 17-story hotel building into an office building, lacking the one required loading berth, on premises at 401 S. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1982

reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.10-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

WHEREAS, the district maps show that the premises are located in a B7-7 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 B7-6 General Central Business District; that the proof presented indicates the subject site is improved with a 17-story and basement hotel building which it is proposed to remodel into an office building; that the building has a floor area of 143,268 square feet with no provision for a loading berth, having been constructed prior to the time of the passage of the zoning ordinance in effect at this time; that the structure does not have a loading door facing onto the alley; that one loading berth would have been required for the hotel and two loading berths would have been required for use as an office building, under the provisions of the current zoning ordinance; that Section 5.8-1(3) reduces the requirement to one loading berth; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it is not physically practical to comply with the loading requirement; that the plight of the owner is due to the structure filling the lot and the narrow alley width; and that the variation, if granted, will not alter the essential character of the locality in that many of the improvements in the area do not meet the loading requirements of the zoning ordinance, it is therefore

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Cal. No. 239-82-Z

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 conversion of a 17-story hotel building into an office building lacking the one required loading berth, on premises at 401 S. LaSalle Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James B. Killen
 APPEARANCES FOR: James B. Killen
 APPEARANCES AGAINST:

CAL. NO. 240-82-Z
 MAP NO. 28-J
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 3548 W. 115th Place
 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, James B. Killen, owner, filed August 2, 1982, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a second floor addition to a one-story brick single family residence whose west side yard will be 3 instead of 4 feet and whose combined side yards will be 10 instead of 12 feet, on premises at 3548 W. 115th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1982 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the dormering of the upper floor into additional rooms is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the erection of a second floor addition requires greater side yards; and that the variation, if granted, will not alter the essential character of the locality in that the side walls of the addition will be an extension of the side walls of the existing structure, 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 to a one-story brick residence whose west side yard will be 3, instead of 4 feet and whose

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combined side yards will be 10 instead of 12 feet, on premises at 3548 W. 115th Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Rudnick & Wolfe
 APPEARANCES FOR: Ruth A. Wuorenma
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 108-28 N. Jefferson Street.
 SUBJECT— Application for the approval of a special use.

CAL. NO. 241-82-S
 MAP NO. 1-F
 MINUTES OF MEETING
 September 10, 1982

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, Rudnick & Wolfe, for the Amalgamated Trust and Savings Bank, Trust No. 4647, owner, filed August 3, 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 C3-6 Commercial-Manufacturing District, on premises at 108-28 N. Jefferson Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates 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 parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed use, with a terminal date of September 10, 1987, 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 a public parking lot for the parking of private passenger automobiles, on premises at 108-28 N. Jefferson Street; upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of

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private passenger automobiles and that no commercial vehicles shall be parked upon the lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that concrete tire stops shall be erected in the periphery of the parking area; that lighting shall be provided; that ingress and egress shall be from N. Jefferson Street; that the alley abutting the facility may not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the lot may be operated 24 hours a day; that the use of the premises as a public parking lot shall terminate on September 10, 1987; 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: Robert Edelman
 APPEARANCES FOR: Robert Marks
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2800-10 N. Lincoln Avenue.
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 242-82-S
 MAP NO. 7-G
 MINUTES OF MEETING
 September 10, 1982

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, Robert Edelman, for the Exchange National Bank of Chicago, Tr. Nos. 36789 and 39678, owners, filed August 9, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 2800-10 N. Lincoln Avenue, for the use of a business located at 2756 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 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 September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

WHEREAS, the district maps show that the premises are located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the owners of the property at 2756 N. Racine Avenue have rehabilitated the four story building at that location, which contains apartments on the upper floors and a men's specialty shop on the ground floor; that although the specialty shop contains 2600 square feet of floor area and does not require off-street parking, the nature of the business which draws customers from a three state area necessitates provision for off-street parking; that the proposed use is necessary for the public convenience at this location; 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 is compatible with the business uses of the area and will not cause substantial injury to the value of other property in the neighborhood is therefore

RESOLVED, that the application be and it hereby is approved and the Zoning Administrator

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is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2800-10 N. Lincoln Avenue, for the use of a business located at 2756 N. Racine Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that 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 erected on the periphery of the surfaced area; that lighting shall be provided which will be deflected away from any abutting residential properties; that ingress and egress shall be from W. Diversey Parkway and from N. Lincoln Avenue; that the driveways 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 10 A.M. and 6:30 P.M., Mondays, Tuesdays, Wednesdays, Fridays and Saturdays, and from 10 A.M. until 8 P.M. on Thursdays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: David Swan

CAL. NO. 243-82-Z

APPEARANCES FOR:

MAP NO. 14-D

APPEARANCES AGAINST:

MINUTES OF MEETING

September 10, 1982

PREMISES AFFECTED— 5748-54 S. Kimbark Avenue.

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

ACTION OF BOARD—

THE VOTE

Case continued until
October 15, 1982.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Seton Property Corporation
 APPEARANCES FOR: James F. Ashenden
 APPEARANCES AGAINST:

CAL. NO. 244-82-S
 MAP NO. 7-F
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 2825-45 N. Sheridan Road and 2826-46 N. Commonwealth 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, Seton Property Corporation, owner, filed August 11, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in an R5 General Residence District, on premises at 2825-45 N. Sheridan Road and 2826-46 N. Commonwealth Avenue, for the use of St. Joseph's Hospital at 2900 N. Lake Shore Drive and its medical center at 2800 N. Sheridan Road; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 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 subject site is within the confines of the Lake Michigan and Chicago Lake-front Protection District and on August 12, 1982 was approved by the Chicago Plan Commission as conforming to that ordinance; that the proposed use is necessary for the public convenience at this location to accommodate the needs of St. Joseph's Hospital at 2900 N. Lake Shore Drive and its medical center at 2800 N. Sheridan Road; that the public health, safety and welfare will be adequately protected in the design and location of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed parking lot, with provision for adequate landscaping, 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

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Cal. No. 244-82-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2825-45 N. Sheridan Road and 2826-46 N. Commonwealth Avenue, for the use of St. Joseph's Hospital at 2900 N. Lake Shore Drive and its medical center at 2800 N. Sheridan Road, upon condition that no use shall be made of the property for the use requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that a strip of land 15 feet wide along the west, north and east lot lines shall be landscaped and planted with trees and shrubbery; that the balance of the lot shall be improved with a macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that lighting shall be provided which will be deflected away from abutting residential properties; that ingress and egress shall be from N. Sheridan Road; 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 6:30 A.M. and 8:00 P.M.; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Third Baptist Church of Chicago
 APPEARANCES FOR: Allan Goldberg
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 1551-59 W. 95th Street.
 SUBJECT— Application for the approval of a special use.

CAL. NO. 245-82-S
 MAP NO. 24-G
 MINUTES OF MEETING
 September 10, 1982

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Third Baptist Church of Chicago, owner, filed August 13, 1982, an application for a special use under the zoning ordinance for the approval of the location and the erection of a one-story brick addition to the east side of a two-story brick church building, in a C2-2 General Commercial District, on premises at 1551-59 W. 95th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 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 on September 28, 1979 the Board approved a special use permitting the establishment of the applicant church at this location, Cal. No. 218-79-S, and makes the record of that hearing a part of this record; that the proof presented indicates that the special use requested is to build a one-story addition to the church for choir and choir assembly activities, which is necessary to serve the needs of the congregation; that the public health, safety and welfare will be adequately protected in the proposed use; and that the erection of the proposed addition to the church 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 erection of a one-story brick addition to the east side of a two-story brick church building, on premises at 1551-59 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: Percell J. Adams
APPEARANCES FOR: Percell J. Adams
APPEARANCES AGAINST:

CAL. NO. 246-82-A
MAP NO. 16-H
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 2337 W. Marquette 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, Percell J. Adams, for G.D. Dazey, owner, filed July 19, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an ice cream store on the first floor of a 4-story brick store and apartment building, in an R3 General Residence District, on premises at 2337 W. Marquette Road: and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 14, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A 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 September 10, 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; the proof presented indicates that subject store is one unit of a 6 store complex and that the non-conforming store in the building has been occupied by business uses; that the establishment of an ice cream store is a proper substitution of use under section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an ice cream store on the first floor of a 4-story brick store and apartment building, on premises at 2337 W. Marquette Road, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 9:00 P.M.; that no litter be allowed to accumulate on premises or the public property; 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: Juan Serrano
 APPEARANCES FOR: Juan Serrano
 APPEARANCES AGAINST:

CAL. NO. 247-82-A
 MAP NO. 3-J
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 1443 N. Homan Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Juan Serrano, owner, filed July 19, 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 1-story brick building at the rear of a lot improved with a 2-story brick apartment building, in an R4 General Residence District, on premises at 1443 N. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 13, 1982 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 continuously as an automobile repair shop; that licensing requirements have caused the case to be filed; that the appellant has a right to conduct an automobile repair business on the subject site, provided no body repair, painting or fender repair 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 1-story brick building, on premises at 2443 N. Homan Avenue, at the rear of a lot improved with a 2-story brick apartment building, 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 10:00 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: Radomer Djurdjevich
 APPEARANCES FOR: Jack G. Niedzwiedzki
 APPEARANCES AGAINST:

CAL. NO. 248-82-A
 MAP NO. 11-I
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 2920 W. Irving Park 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, Radomer Djurdjevich, owner, filed July 19, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story brick building as a store and 4 apartments, in a B4-1 Restricted Service District, on premises at 2920 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 an B4-1 Restricted Retail District; that the proof presented indicates that the 2-story brick building on the subject site has been occupied as a store and 4 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 a store and 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 2-story brick building, on premises at 2920 W. Irving Park Road, as a store and 4 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: Mildred Irvin
APPEARANCES FOR: Mildred Irvin
APPEARANCES AGAINST:

CAL. NO. 249-82-A
MAP NO. 18-D
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 7208 S. Ellis 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, Mildred Irvin, owner, filed July 19, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story frame building as 4 apartments, in an R3 General Residence District, on premises at 7208 S. Ellis Avenue; 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 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 September 10, 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 2-story frame building on the subject site has been occupied as 4 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 4 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 2-story frame building, on premises at 7208 S. Ellis Avenue, as 4 apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Nelson Morales
 APPEARANCES FOR: Nelson Morales
 APPEARANCES AGAINST:

CAL. NO. 250-82-A
 MAP NO. 7-H
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 2727 N. Western 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, Nelson Morales, owner, filed July 22, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an enclosed rear porch addition to a 2-story brick 2 apartment building, in an M1-2 Restricted Manufacturing District, on premises at 2727 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 6.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 non-conforming building is located in an M1-2 Restricted Manufacturing District; that at the time the appellant purchased the building on the subject site three years ago, the porch was built; that the appellant merely put siding on it; 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 legalization of a rear porch enclosure of a 2-story brick 2 apartment building, on premises at 2727 N. Western Avenue, upon condition that the building is brought into compliance with building code regulations and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Seymour Goldberg
 APPEARANCES FOR: Seymour Goldberg
 APPEARANCES AGAINST:

CAL. NO. 251-82-A
 MAP NO. 5-J
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 3529-31 W. Cortland 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, Seymour Goldberg, for Nick and Marie Leffner, owners, filed July 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story frame building on front of lot and a 2-story frame building on rear of lot, each as 2 apartments, in an R3 General Residence District, on premises at 3529-31 W. Cortland Street; and

WHEREAS, on July 20, 1982 the Office of the Zoning Administrator refused to grant an Exception to the applicant based on his request to legalize the use of each of the buildings on the subject site as 2 apartments; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 premises are located in an R3 General Residence District; that the proof presented indicates the building on front of lot has been occupied as 2 apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the building on rear of lot at that time was occupied as a residence and shortly thereafter was converted to 2 apartments; both buildings have been occupied continuously as 2 apartments each since that time; that the appellants have a right to continue the occupancy as 2 apartments each, provided the buildings are brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a 2-story frame building on front of lot and a 2-story frame building on rear of lot, on premises at 3529-31 W. Cortland Street, each as 2 apartments, upon condition that the buildings are brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bickerdike Redevelopment Corporation
 APPEARANCES FOR: Mary M. Jacobs
 APPEARANCES AGAINST:

CAL. NO. 252-82-Z
 MAP NO. 3-G
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 1533 and 1535 W. Walton 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. Krings

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Bickerdike Redevelopment Corporation, owner, filed August 3, 1982, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of two two-story frame townhouses, the east unit with no west side yard instead of 2.5 feet and the west unit with no east side yard instead of 2.5 feet, on premises at 1533 and 1535 W. Walton Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the applicant is a not for profit corporation; that federal funds have been obtained for low cost housing under an Urban Development Action Grant; 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 due to the limitation of funds available for the project, it is proposed to erect a two unit townhouse, which necessitates an interior side yard in an R4 District, rather than two single family residences; that the plight of the owner is due to the need to sell each unit individually; and that the variation, if granted, will not alter the essential character of the locality in that in the block in which the subject site is located many of the improvements do not comply with the side yard requirements of the zoning ordinance, it is therefore

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

MINUTES OF MEETING

September 10, 1982

Cal. No. 252-82-Z

it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of two two-story frame townhouses, the east unit with no west side yard instead of 2.5 feet and the west unit with no east side yard instead of 2.5 feet, on premises at 1533 and 1535 W. Walton 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: Studio 221, Inc.
 APPEARANCES FOR: Caren Thomas
 APPEARANCES AGAINST:

CAL. NO. 253-82-Z
 MAP NO. 1-F
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 221 W. Erie Street.

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Studio 221, Inc., owner, filed August 18, 1982, an application for a variation of the zoning ordinance to permit, in an M1-5 Restricted Manufacturing District, the erection of a three-story and penthouse addition to a two-story brick building occupied as a photographic supply business, lacking the one required loading berth, on premises at 221 W. Erie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 10.15-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on August 23, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-5 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 proposed use is to be located in an M1-5 Restricted Manufacturing District; that the proof presented indicates that the subject site is improved with a two-story brick building, built in the late 1800's and occupied entirely by Studio 221, Inc. as a photographic supply business; that it is proposed to erect a three-story and penthouse addition to provide storage, accessory office and a new photographic studio space; 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 due to the small lot size and the configuration of the structure, which extends from lot line to lot line, it would be extremely difficult to provide a loading dock; that the plight of the owner is due to the configuration of the existing building on the lot; and that the variation, if granted, will not alter the essential character of the locality in that this is a very low density area in terms of delivery, 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

MINUTES OF MEETING

September 10, 1982

Cal. No. 253-82-Z

and penthouse addition to a two-story brick building, occupied as a photographic supply business, lacking the one required loading berth, on premises at 221 W. Erie 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: Leslie Hindman, Inc.
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 254-82-A
 MAP NO. 1-F
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 225 W. Ohio Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Leslie Hindman, Inc., for American National Bank, Trust No. 45541, owner, filed August 12, 1982, and appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an arts service center on the first floor of a 6-story brick commercial building, in an M1-5 Restricted Manufacturing District, on premises at 225 W. Ohio Street, which, it is alleged, is a permitted use and not in violation of the zoning ordinance; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 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 September 10, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-5 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 proposed use is to be located in an M1-5 Restricted Manufacturing District on the first floor of a 6-story brick commercial building; that the appellant operates a multi-faceted art service organization; that among the services offered is a limited number of art auctions, which auctions are accessory to the principal use of the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an arts service center and accessory uses, on the first floor of a 6-story brick commercial building, on premises at 225 W. Ohio Street, upon condition that the auctions shall not exceed nine in number in each calendar year; and that all applicable ordinances of the City of Chicago shall be complied with before a permit of occupancy is issued.

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

APPLICANT: Jerry Roberson
APPEARANCES FOR: Jerry Roberson
APPEARANCES AGAINST:

CAL. NO. 255-82-A
MAP NO. 1-G
MINUTES OF MEETING

September 10, 1982

PREMISES AFFECTED— 732 N. Ada Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jerry Roberson, owner, filed July 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop on the first floor of a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 732 N. Ada Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 on the first floor of the building on the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, the last use having been storage; that the change of use to a beauty shop is a proper substitution of use under section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in the store on the first floor of a 3-story brick store and apartment building, on premises at 732 N. Ada Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 6:00 P.M., Tuesday through Saturday, and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Assyrian Social Club
APPEARANCES FOR: Youshia Khamo
APPEARANCES AGAINST:

CAL. NO. 256-82-A
MAP NO. 13-H
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 1964 W. Foster Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Assyrian Social Club, owner, filed July 28, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a private club with a bar for the sale of alcoholic beverages in a 1-story brick store building, in a B2-2 Restricted Retail District, on premises at 1964 W. Foster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1982 reads:

"Application not approved. Requested certification docs 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 September 10, 1982; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that no proof was presented to indicate that the appellant is chartered as a private club under the laws of the State of Illinois, nor that the proposed sale of alcoholic beverages to members would be in compliance with the applicable Federal, State and Municipal laws; that Section 8.3-2 B (11) of the zoning ordinance prohibits the establishment of a club or lodge (non profit and fraternal organizations) on the ground floor within 50 feet of any street; it is therefore

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

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

APPLICANT: Ahmad Yusuf
 APPEARANCES FOR: Ahmad Yusuf
 APPEARANCES AGAINST:

CAL. NO. 257-82-A
 MAP NO. 12-H
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED-- 1615 W. 48th 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, Ahmad Yusuf, owner, filed July 28, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of package liquor in an existing grocery store in a 1-story brick store building, in an R3 General Residence District, on premises at 1615 W. 48th Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 appellant has operated a grocery and liquor store, duly licensed, in the building on the subject site; that damage to the building caused by the blizzard of 1979 compelled the appellant to close a part of the business; that the grocery store is in operation; that the appellant seeks to re-establish the package liquor store; 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 sale of package liquor in an existing grocery store in a 1-story brick store building, on premises at 1615 W. 48th Street, upon condition 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: Martin R. Salgado
 APPEARANCES FOR: M.L. Moran
 APPEARANCES AGAINST:

CAL. NO. 258-82-A
 MAP NO. 12-H
 MINUTES OF MEETING
 September 10, 1982

PREMISES AFFECTED— 5000 S. Damen 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, Martin R. Salgado, owner, filed July 7, 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 1-story brick office and garage building, in an R3 General Residence District, on premises at 5000 S. Damen Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 on August 28, 1981, in Cal. No. 233-81-A, the Zoning Board of Appeals denied an appeal seeking to establish an automobile repair shop on the subject site, finding that the non-conforming building on the subject site had been vacant in excess of one year; that no facts were presented that would cause the Board to change the decision previously rendered; it is therefore

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

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

APPLICANT: Walter Sander
APPEARANCES FOR: Walter Sander
APPEARANCES AGAINST:

CAL. NO. 259-82-A
MAP NO. 14-F
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 6102 S. LaSalle Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Walter Sander, owner, filed August 3, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a junk yard, in an M1-2 Restricted Manufacturing District, on premises at 6102 S. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 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 September 10, 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 a junk yard has been in continuous operation at the subject site duly licensed by the state; that the appellant has a right to continue operation of a junk yard, provided the yard is operated in compliance with applicable city ordinances; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a junk yard, on premises at 6102 S. LaSalle Street, upon condition that all storage of material and business activities shall be confined to the subject site; that there shall be no accumulation of material or refuse on the public property; that the hours of operation shall be limited to the hours between 8:00 A.M. and 5:30 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Leverne Jones

CAL. NO. 260-82-A

APPEARANCES FOR:

MAP NO. 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING

September 10, 1982

PREMISES AFFECTED— 1031 E. 45th Street

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

ACTION OF BOARD—

Case continued to
October 15, 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: ABC Auto Alarms, Inc
APPEARANCES FOR: Lawrence Steinberg
APPEARANCES AGAINST:

CAL. NO. 261-82-A
MAP NO. 18-H
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 7101 S. Western Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, ABC Auto Alarms, Inc. owner, filed August 5, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a business for the installation of auto alarms in a 1-story brick building, in a B2-2 Restricted Retail District, on premises at 7101 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 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 September 10, 1982; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-2 Restricted Retail District; that the business for the installation of auto alarms was established at the subject site prior to the rezoning of the district from B4-2 to B2-2 in 1978; that licensing requirements have caused the case to be filed; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a business for the installation of auto alarms in a 1-story brick building, on premises at 7101 S. Western Avenue, upon condition 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: Julio and Armando Diaz

CAL. NO. 262-82-A

APPEARANCES FOR:

MAP NO. 2-L

APPEARANCES AGAINST:

MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 209 S. Lotus Avenue

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

ACTION OF BOARD—

Case continued to
October 15, 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: Francisca Jalbuena

CAL. NO. 263-82-A

APPEARANCES FOR:

MAP NO. 9-I

APPEARANCES AGAINST:

MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 2416 W. Addison Street

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

ACTION OF BOARD—

Case continued to
October 15, 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: Robert E. Buckingham
APPEARANCES FOR: Robert E. Buckingham
APPEARANCES AGAINST:

CAL. NO. 264-82-A
MAP NO. 28-F
MINUTES OF MEETING

September 10, 1982

PREMISES AFFECTED— 325 W. 117th 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, Robert E. Buckingham, owner, filed August 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and ice cream store on the first floor of a 2-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 325 W. 117th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming store on the subject site 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: Lester Synowiec
APPEARANCES FOR: Lester Synowiec
APPEARANCES AGAINST:

CAL. NO. 265-82-A
MAP NO. 8-H
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 3601 S. Paulina Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lester Synowiec, owner, filed August 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale bakery in a 2-story brick building, in an R3 General Residence District, on premises at 3601 S. Paulina Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is located in an R3 General Residence District; that the proof presented indicates that the appellant purchased the business in February, 1982 as a wholesale bakery; that the appellant proposes to operate the wholesale bakery in addition to the existing retail bakery; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a wholesale and retail bakery in the 2-story brick building, on premises at 3601 S. Paulina Street, upon condition that the delivery of products shall be limited to two vans which shall be parked within the building when not on delivery service; and that all applicable ordinance of the City of Chicago be complied with before a license is issued.

APPLICANT: Charles Cole
APPEARANCES FOR: Charles Cole
APPEARANCES AGAINST:

CAL. NO. 266-82-A
MAP NO. 18-D
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 1507 E. 72nd 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, Charles Cole, for Murell James, owner, filed August 13, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair garage in a 1-story brick garage building, in an R4 General Residence District, on premises at 1507 E. 72nd 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 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 September 10, 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 subject site had been previously used as a storage facility; that the establishment of an automobile body and fender 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 Zoning Administrator be and it hereby is affirmed.

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

APPLICANT: Frank Alyinovich
APPEARANCES FOR: Frank Alyinovich
APPEARANCES AGAINST:

CAL. NO. 267-82-A
MAP NO. 6-F
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 540 W. 29th Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Frank Alyinovich, owner, filed August 16, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a single family residence, in an R3 General Residence District, which, it is alleged, is on a lot of record and not in violation of the zoning ordinance, on premises at 540 W. 29th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 12, 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 (5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is located in an R3 General Residence District; that the proof presented indicates a single family residence had been located on subject site since the turn of the century and recently was demolished; 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 erection of a single family residence, on premises at 540 W. 29th 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: Jessie Ware
APPEARANCES FOR: Jessie Ware
APPEARANCES AGAINST:

CAL. NO. 268-82-A
MAP NO. 12-E
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 5200 S. Cottage Grove Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Jessie Ware, for the Military and Navy Dept., State of Illinois, owner, filed August 17, 1982, and appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food to the guardsmen on duty in the Gen. Jones National Guard Armory, in an R5 General Residence District, on premises at 5200 S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 September 10, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is located in an R5 General Residence District; that the appellant is seeking to dispense food to the guardsmen on duty in the Gen. Jones National Guard Armory which does not have a food dispensing service; that there shall be no advertising outside the Armory indicating the dispensing of food; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food to the guardsmen on duty in the Gen. Jones National Guard Armory, on premises at 5200 S. Cottage Grove Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 2:00 P.M., Monday through Friday and 7:00 A.M. and 2:00 P.M. on the two weekends when the National Guard hold drills; that there shall be no signs outside the building advertising the service; 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: John Lee Kelly
APPEARANCES FOR: Norman C. Barry
APPEARANCES AGAINST:

CAL. NO. 269-82-A
MAP NO. 5-G
MINUTES OF MEETING

PREMISES AFFECTED— 2211 N. Clybourn Avenue

September 10, 1982

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, John Lee Kelly, owner, filed August 17, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 3-story brick building as five apartments on a lot improved with a 1-story brick commercial building at rear, in an M1-2 Restricted Manufacturing District, on premises at 2211 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 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 September 10, 1982; 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 M1-2 Restricted Manufacturing District; that the proof presented indicates that four apartments and a store have been in existence in the non-conforming building on subject site since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the legalization of a 3-story brick building as five apartments on a lot improved with a 1-story brick commercial building, on premises at 2211 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: William and Katherine Redd
APPEARANCES FOR: Katherine Redd
APPEARANCES AGAINST:

CAL. NO. 270-82-A
MAP NO. 4-H
MINUTES OF MEETING

September 10, 1982

PREMISES AFFECTED— 1336 S. Paulina Street

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, William and Katherine Redd, for Minnie Silmon, owner, filed August 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store on the first floor of a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 1336 S. Paulina Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 September 10, 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 in the 2-story brick store and apartment building on the subject site; that the non-conforming store on the first floor has been occupied by business uses; that a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the store on the first floor of a 2-story brick store and apartment building, on premises at 1336 S. Paulina Street, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 8:00 P.M., that no alcoholic beverages 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: Union Star M.B. Church

CAL. NO. 207-82-S

APPEARANCES FOR: Freddie Brooks

MAP NO. 1-J

APPEARANCES AGAINST: Ralph W. Harris

MINUTES OF MEETING

September 10, 1982

PREMISES AFFECTED— 3915-17 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

Application denied.

THE RESOLUTION:

WHEREAS, the Union Star M.B. Church, owner, filed June 30, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a C1-1 Restricted Commercial District, on premises at 3915-17 W. Chicago Avenue; 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 8.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on August 20 and September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 1982; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-1 Restricted Commercial District; that the proof presented indicates that the subject site is located within 100 feet of two liquor stores, which are permitted under the C1 zoning; that the Board takes judicial notice of statutes in effect under which the rights of the liquor stores could be jeopardized by the establishment of a church at this location; that the proposed use would cause substantial injury to the value of other property in the neighborhood and is not in the public interest, it is therefore

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

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

APPLICANT: Union Star M.B. Church

CAL. NO. 208-82-S

APPEARANCES FOR: Freddie Brooks

MAP NO. 1-J

APPEARANCES AGAINST: Ralph W. Harris

MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 3932-36 W. Chicago Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

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

THE RESOLUTION:

WHEREAS, the Union Star M.B. Church, for Jeff and Fannie Davis, owners, filed June 30, 1982, an application for a special use under the zoning ordinance for the approval of the location and the leasing of parking spaces in an existing service station and auto laundry, in a B4-1 Restricted Service District, on premises at 3932-36 W. Chicago Avenue, to fulfill the parking requirements for a church to be established at 3915-17 W. Chicago Avenue; 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 8.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on August 20 and September 10, 1982 after due notice thereof by publication in the Chicago Sun-Times on July 26, 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 denial of special use application No. 207-82-S negates the need for the special use requested, 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: George Metcalfe
APPEARANCES FOR: George Metcalfe
APPEARANCES AGAINST:

CAL. NO. 211-82-A
MAP NO. 12-E
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 4719 S. Indiana 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, George Metcalfe and Roy A. Gipson, owners, filed June 16, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tavern in the basement store of a 3-story brick hotel building, in an R5 General Residence District, on premises at 4719 S. Indiana Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 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 basement store in the building on the subject site has remained vacant and unoccupied in excess of 6 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 Zoning Administrator be and it hereby is affirmed.

APPLICANT: Donald L. Reidelberger
APPEARANCES FOR: Donald L. Reidelberger
APPEARANCES AGAINST:

CAL. NO. 216-82-A
MAP NO. 5-G
MINUTES OF MEETING
September 10, 1982

PREMISES AFFECTED— 1349 W. Webster 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, Donald L. Reidelberger, owner, filed June 19, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a 2-story commercial building on rear of lot into a single family residence, on a lot improved with a 3 and 4-story store and apartment building, in an M1-2 Restricted Manufacturing District, on premises at 1349 S. Webster 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 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 September 10, 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 building on the rear of lot had been occupied for residential purposes since prior to the time of the passage of the 1957 comprehensive amendment to 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 conversion of a 2-story commercial building on rear of lot into a single family residence, on a lot improved with a 3 and 4-story store and apartment building, on premises at 1349 W. Webster 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: Trinity Housing Development Corporation
 APPEARANCES FOR: Daniel L. Epstein
 APPEARANCES AGAINST: Harold Markham, Earl Strayhorn, John Barkley,
 Susan Catania, Clarice Durham, et al
 PREMISES AFFECTED— 2610 S. Indiana Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 224-82-A
 MAP NO. 6-E
 MINUTES OF MEETING
 September 10, 1982

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Trinity Housing Development Corporation, for Trinity Episcopal Church, owner, filed July 23, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 7-story office (ground floor) and 82 apartment building, in a C2-3 General Commercial District, on premises at 2610 S. Indiana Avenue, which, it is alleged, is not "Housing for Elderly Persons," as interpreted, and is a permitted use; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 9.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 10, 1982; and

WHEREAS, the district maps show that the premises are located in a C2-3 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 C2-3 General Commercial District; that the proof presented indicates that the applicant proposes to erect a seven-story building, containing offices on the ground floor and a total of 82 apartments on floors 2 through 7, with parking as required by the applicable provisions of the zoning ordinance; that the Zoning Administrator denied the application based on his knowledge that the building is to be financed by the United States Department of Housing and Urban Development ("HUD") under a direct loan program for not-for-profit sponsors which program is commonly known as "Housing for the Elderly and Handicapped"; that such financing program restricts the occupancy of the building pursuant to certain HUD regulations during the period that such financing is outstanding; that, notwithstanding such financing, the proposed building as presented to the Zoning Administrator is not "Housing for Elderly Persons" within the meaning of the Chicago Zoning Ordinance; that the proposed building is a multiple-family dwelling within the meaning of the Chicago Zoning Ordinance; that dwelling units are a permitted use above the first floor in a C2-3 General Commercial District; 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

MINUTES OF MEETING

September 10, 1982

Cal. No. 224-82-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a seven-story office and apartment structure, on premises at 2610 S. Indiana Avenue, to be used as offices on the first floor and dwelling units on floors two through seven, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

MINUTES OF MEETING

September 10, 1982
Cal. No. 89-82-A

Mr. Sam Ricobene presented a request to amend the resolution adopted by the Zoning Board of Appeals on April 16, 1982, Cal. No. 89-82-A, in which the Board sustained an appeal permitting the establishment of a grocery store on the first floor of the three-story brick store and apartment building, on premises at 500 W. 32nd Street.

The amendment requested is to include in the operation of the grocery store the dispensing of ice cream.

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

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

MINUTES OF MEETING

September 10, 1982

Cal. No. 118-81-S

Mr. Joseph H. Lutz, for Luis Martinez, presented a request to amend the resolution adopted by the Zoning Board of Appeals on May 22, 1981, in Cal. No. 118-81-S, in which the Board approved the erection of an auto laundry, on premises at 3117-21 W. Armitage Avenue, under certain conditions.

The amendment requested is to eliminate the wording "that a heated concrete slab shall be installed at the exit from the auto laundry, as well as a strip drain, to collect any water which may drip from the automobiles leaving the laundry" and inserting in lieu thereof the following wording: "upon condition that a trough, with a six inch drain and tile to catch basin, shall be provided at the exit from the auto laundry, which shall be covered with a perforated grate, with the remaining concrete slab sloped downward so that any excess water is drained back to the trough".

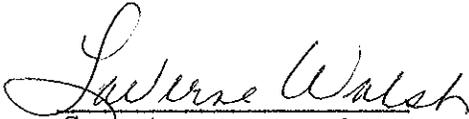
Chairman Guthman moved that the request be granted. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
September 10, 1982

Mr. Kringas moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on October 15, 1982.


Secretary