

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, October 15, 1982

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

The following were present and constituted a quorum:

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

Absent-
Michael J. Howlett

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Mr. Kringas moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on September 10, 1982 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

Nays- None.

The Board thereupon held its regular meeting, taking the action designated on the face of the resolutions:

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

APPLICANT: The Temple of Spiritual Truth

CAL. NO. 271-82-S

APPEARANCES FOR:

MAP NO. 1-L

APPEARANCES AGAINST:

MINUTES OF MEETING

October 15, 1982

PREMISES AFFECTED— 5109 W. Chicago Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued until
November 19, 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: General Parking Corporation

CAL. NO. 272-82-S

APPEARANCES FOR: Stuart H. Glicken

MAP NO. 1-F

APPEARANCES AGAINST:

MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 412-20 N. Dearborn Street and 45-49 W. Hubbard Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
		x
x		
x		

THE RESOLUTION:

WHEREAS, General Parking Corporation, for Oxford Properties, Inc., owner, filed September 14, 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 C3-5 Commercial-Manufacturing District, on premises at 412-20 N. Dearborn Street and 45-49 W. Hubbard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its public hearing held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1982; and

WHEREAS, the district maps show that the premises are located in a C3-5 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 C3-5 Commercial-Manufacturing District; that the proof presented indicates that a public parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the use of the premises as a parking lot, with a terminal date of October 15, 1987, is compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 412-20 N. Dearborn Street and

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45-49 W. Hubbard Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that guard rails or concrete curbing shall be erected on the periphery of the surfaced area; that the lot shall be fenced; that lighting shall be provided; that ingress and egress shall be from W. Hubbard Street; that the alley abutting the facility may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation of the parking lot shall be limited to the hours between 6 A.M. and midnight; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate on October 15, 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 the applicants have complied with all of the provisions of this resolution.

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

APPLICANT: Wilborn Chapel Missionary Baptist Church
APPEARANCES FOR: Angela Davall
APPEARANCES AGAINST:

CAL. NO. 273-82-S
MAP NO. 10-E
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 4136 S. Michigan Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, the Wilborn Chapel Missionary Baptist Church, owner, filed September 9, 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 2-1/2 story brick building, in a B4-2 Restricted Service District, on premises at 4136 S. Michigan Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1982; and

WHEREAS, the district maps show that the premises are located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that a church at this location is necessary for the public convenience to accommodate the members of the congregation who reside in this area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church; and that the use of the premises as a church is compatible with the residential character of this particular block 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 church in the 2-1/2 story brick building, on premises at 4136 S. Michigan 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: William and Eleanor Falsetti
 APPEARANCES FOR: William Falsetti
 APPEARANCES AGAINST:

CAL. NO. 274-82-Z
 MAP NO. 9-p
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 3535 N. Pioneer Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, William and Eleanor Falsetti, owners, filed September 15, 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 frame single family residence on rear of lot whose side and rear yards will not comply with zoning requirements, on premises at 3535 N. Pioneer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 25, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisios of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-2 and 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 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 an addition, consisting of three bedrooms and a bath, is necessary to meet the needs of the family of the applicants; that the plight of the owner is due to the residence being constructed at the rear of the lot; and that the variation, if granted, will not alter the essential character of the locality in that the addition maintains the existing side and rear yards of the residence on the site and will not impair an adequate supply of light and air to adjoining property, it is therefore

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

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floor addition to a one-story frame single family residence on rear of lot whose side and rear yards will not comply with zoning requirements, on premises at 3535 N. Pioneer 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: Holy Rosary Church
 APPEARANCES FOR: Alfred P. Corbo
 APPEARANCES AGAINST:

CAL. NO. 275-82-S
 MAP NO. 1-H
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 2346 W. Erie Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Holy Rosary Church, for the Catholic Bishop of Chicago, owner, filed September 15, 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 off private passenger automobiles, in an R3 General Residence District, on premises at 2346 W. Erie Street, for the use of a church at 612 N. Western Avenue and school at 2315 W. Erie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 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 a parking lot at this location is necessary for the public convenience to meet the needs of the church at 612 N. Western Avenue and school at 2315 W. Erie Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the use of the premises as a parking lot, with provision for 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

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

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lot for the parking of private passenger automobiles, on premises at 2346 W. Erie Street, for the use of a church at 612 N. Western Avenue and school at 2315 W. Erie Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that landscaping shall be provided along the south lot line; that the balance of the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that concrete bumper guards shall be erected on the periphery of the surfaced area; that ingress shall be from W. Erie Street and egress through the alley next north of and parallel to W. Erie Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation of the parking lot shall be limited to the hours during which services are being conducted at the church at 612 N. Western Avenue and during school hours at 2315 W. Erie Street; 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 the applicant has complied with all of the provisions of this resolution.

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

APPLICANT: Joseph W. Casserly, City Architect
 APPEARANCES FOR: William E. Fagan
 APPEARANCES AGAINST:

CAL. NO. 276-82-S
 MAP NO. 22-B
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 2938 E. 89th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Joseph W. Casserly, City Architect, for the City of Chicago, owner, filed September 20, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Health Center in a two-story brick building, in an R4 General Residence District, on premises at 2938 E. 89th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 21, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that a health center at this location is necessary for the public convenience to provide a much needed service to the people of the South Chicago area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility; and that the renovation and use of the building on the subject site, which had been occupied by a police station, will be an asset to the community 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 Health Center in the two-story brick building, on premises at 2938 E. 89th 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: Joseph W. Casserly, City Architect
 APPEARANCES FOR: William E. Fagan
 APPEARANCES AGAINST:

CAL. NO. 277-82-S
 MAP NO. 6-H
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 2741-73 S. Western 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, Joseph W. Casserly, City Architect, for the City of Chicago, owner, filed September 20, 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 Animal Care and Control Facility, in an M3-4 Heavy Manufacturing District, on premises at 2741-73 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 10.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1982; and

WHEREAS, the district maps show that the premises are located in an M3-4 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M3-4 Heavy Manufacturing District; that the proof presented indicates that the proposed facility will provide humane and up-to-date care in the impounding of animals throughout the city and will include treatment and adoption facilities; that the proposed use is necessary for the public convenience at this location in that it will fulfill a need of the city and is located in a central area of the city; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility; and that the proposed use, with provision for adequate landscaping and off-street parking, 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 erection of a one-story brick Animal Care and Control Facility, on premises at 2741-73 S. Western 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: John Banga
 APPEARANCES FOR: Rosenthal and Schanfield
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 645 S. Wabash Avenue
 SUBJECT— Application for the approval of a s special use.

CAL. NO. 278-82-S
 MAP NO. 2-E
 MINUTES OF MEETING
 October 15, 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett			X
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, John Banga, for the South Holland Trust & Savings Bank, Trust No. 5080, owner, filed September 17, 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 645 S. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 30, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 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 the proposed use is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the use of the premises as a parking lot is compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 645 S. Wabash Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following

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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 approved State of Illinois steel plate beam guard rails, Standard 2230-2, single beam specifications, shall be erected and maintained along the east lot line; that ingress and egress shall be from E. Balboa Drive and S. Wabash 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 7 A.M. and 6 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 the applicant has complied with all of the provisions of this resolution.

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

APPLICANT: New Macedonia M.B. Church
 APPEARANCES FOR: Adam Bourgeois
 APPEARANCES AGAINST:

CAL. NO. 279-82-S
 MAP NO. 24-F
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 432 W. 103rd Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, the New Macedonia M.B. Church, owner, filed September 17, 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 C2-1 General Commercial District, on premises at 432 W. 103rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 30, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1982; and

WHEREAS, the district maps show that the premises are located in a C2-1 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 C2-1 General Commercial District; that the proof presented indicates that a church at this location is necessary for the public convenience to accommodate the needs of the congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church; and that the use of the premises as a church will not cause substantial injury to the value of other property in the neighborhood in that the site abuts residential improvements to the north and south and many of the commercial improvements in the area are not in operation, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in the one-story brick building, on premises at 432 W. 103rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: East End Associates
APPEARANCES FOR: Fruman Jacobson and Gregory Lewis
APPEARANCES AGAINST: Ronald M. Gatton, G. T. Green, et al
PREMISES AFFECTED— 4926 S. East End Avenue and 4915-35 S. Cornell Avenue.
SUBJECT— Application for the approval of a special use.

CAL. NO. 280-82-S
MAP NO. 12-C
MINUTES OF MEETING
October 15, 1982

ACTION OF BOARD—

Case continued until
November 19, 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: East End Associates
APPEARANCES FOR: Fruman Jacobson and Gregory Lewis
APPEARANCES AGAINST: Ronald M. Gatton, G. T. Green, et al

CAL. NO. 281-82-Z
MAP NO. 12-C
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 4926 S. East End Avenue and 4915-35 S. Cornell Avenue.
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued until
November 19, 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: Charles Churchill
 APPEARANCES FOR: Diane A. Churchill
 APPEARANCES AGAINST:

CAL. NO. 282-82-A
 MAP NO. 2-H
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 704 S. Oakley Boulevard
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Charles Churchill, owner, filed September 17, 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 on front of lot as 3 apartments and a 2-story brick building on rear of lot as a single family residence, in an R5 General Residence District, on premises at 704 S. Oakley Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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, Sections 5.5 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 General Residence District; that the proof presented indicates that the 2-story brick building on front of lot has been occupied as 3 apartments and the 2-story brick building on rear of lot has been occupied as a single family residence, since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the 2-story brick building on front of lot as 3 apartments and the 2-story brick building on rear of lot as a single family residence, 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 brick building on front of lot as 3 apartments and a 2-story brick building on rear of lot as a single family residence, on premises at 704 S. Oakley Boulevard, 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: Roosevelt Moncure, Jr.
 APPEARANCES FOR: Roosevelt Moncure, Jr.
 APPEARANCES AGAINST:

CAL. NO. 283-82-A
 MAP NO. 2-I
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 748 S. Sacramento Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Roosevelt Moncure, Jr., owner, filed August 20, 1982, an appeal from the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in the 1-story frame building on the rear of a lot improved with a 2-story brick store and apartment building, in an R4 General Residence District, on premises at 748 S. Sacramento Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 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 October 15, 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 the non-conforming 1-story frame building on the subject site previously had been occupied as a restaurant and recently was closed for remodeling; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a carry-out restaurant in the 1-story frame building, on premises at 748 S. Sacramento Avenue, on rear of lot improved with a 2-story brick store and apartment building, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 10:00 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Curtis Bass
APPEARANCES FOR: Walter White
APPEARANCES AGAINST:

CAL. NO. 284-82-A
MAP NO. 2-H
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 1110 S. Oakley Boulevard
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Curtis Bass, for Local 453 Bldg. Corp. U.A.W., owner, filed August 12, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a banquet hall in a 3-story brick building, in an R4 General Residence District, on premises at 1110 S. Oakley Boulevard; 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 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 site is presently used as a banquet hall by the members of Local 453 Bldg. Corp. U.A.W.; that it is proposed to lease the hall for public gatherings including the serving of alcoholic beverages; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a banquet hall in a 3-story brick building, on premises at 1110 S. Oakley Boulevard, upon condition that public functions shall be limited to Fridays, Saturdays and Sundays, 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: Mary Walls
 APPEARANCES FOR: Mary Walls, Hon. William Carothers
 APPEARANCES AGAINST:

CAL. NO. 285-82-A
 MAP NO. 1-J
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 645 N. Lawndale 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, Mary Walls, owner, filed September 12, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 1-story brick store building, in an R4 General Residence District, on premises at 645 N. Lawndale Avenue; 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 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 October 15, 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 one-story brick store building on the subject site; that the non-conforming store in the building 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 a 1-story brick store building, on premises at 645 N. Lawndale Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 10:00 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: Filimon Villegas
APPEARANCES FOR: Filimon Villegas
APPEARANCES AGAINST:

CAL. NO. 286-82-A
MAP NO. 3-G
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 1256 N. Cleaver 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, Filimon Villegas, owner, filed September 1, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the 1st floor of a 3-story brick store and apartment building, in an R4 General Residence District, on premises at 1256 N. Cleaver Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 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 subject site has been vacant and unoccupied in excess of one year; that under Section 6.5-2 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: Thomas W. Murphy
 APPEARANCES FOR: Thomas W. Murphy
 APPEARANCES AGAINST: Mrs. A. Freidhof, Mrs. C. Stephens

CAL. NO. 287-82-A
 MAP NO. 9-G
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 3448 N. Southport 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, Thomas W. Murphy, for Skokie Trust & Savings Bank, Tr. #91-840, owner, filed September 1, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the operation of an automobile body and fender shop in a 1-story brick garage building, in a B2-2 Restricted Retail District, on premises at 3448 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 31, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-2 Restricted Retail District in an existing non-conforming 1-story brick garage building which has been occupied continuously as an automobile body and fender shop; that licensing requirements have caused the case to be filed; that the appellant has a right to continue to conduct an automobile body and fender repair business on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile body and fender shop in a 1-story brick garage building, on premises at 3448 N. Southport Avenue, upon condition that all repair work shall be done within the building, and all automobiles awaiting repairs or that have been repaired shall be stored within the building; that there shall be no storage of vehicles on the city streets; that the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Monday through Friday, and 8:00 A.M. and 12:00 Noon Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued. PAGE 23 OF MINUTES

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

APPLICANT: Clifford A. Eaton
 APPEARANCES FOR: Clifford A. Eaton
 APPEARANCES AGAINST:

CAL. NO. 288-82-A
 MAP NO. 16-D
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 1430-32 E. 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, Clifford A. Eaton, owner, filed September 2, 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 15 apartments lacking off-street parking, in an R5 General Residence District, on premises at 1430-32 E. Marquette Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 30, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R5 General Residence District; that the proof presented indicates that the 3-story brick building on the subject site has been occupied as 15 apartments since prior to the time of the passage of the 1953 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as 15 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a 3-story brick building, on premises at 1430-32 W. Marquette Road, as 15 apartments lacking off-street parking, 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: Thomas Labanauskas
 APPEARANCES FOR: Thomas Labanauskas
 APPEARANCES AGAINST: John Janavicius, et al

CAL. NO. 289-82-A
 MAP NO. 8-G
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 849-51 W. 33rd Street

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

ACTION OF BOARD—

Appeal denied at 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, Thomas Labanauskas, owner, filed September 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile and truck repair shop in a 1-story brick garage building, in a B2-1 Restricted Retail District, on premises at 849-51 W. 33rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 28, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and being fully advised in the premises finds that in this case the said use is located in a B2-1 Restricted Retail District; that the proof presented indicates that the non-conforming garage building on the subject site was built prior to the time of the passage of the 1923 zoning ordinance and was occupied by a roofing contracting business, which operated one truck, and maintained normal daytime hours ceasing operation at 5 P.M. with no operations on Sundays; that subsequently the use was changed to a truck repair shop and for the past three years has been operating at all hours of the night and day, causing noise and disturbance to the occupants of the residential buildings in this community; that the intensity of the repair garage on the site is much greater than the previous use made of the premises and is therefore not a proper substitution of use in a non-conforming building, it is therefore

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

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

APPLICANT: R & R Builders
 APPEARANCES FOR: Julian R. Hansen
 APPEARANCES AGAINST: Alderman Michael Sheahan, et al

CAL. NO. 189-82-A
 MAP NO. 22-H
 MINUTES OF MEETING
 August 20, 1982

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
		X
X		

THE RESOLUTION:

WHEREAS, R & R Builders, owner, filed June 4, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a single family residence on a lot which contains 2688 square feet, in an R1 Single Family Residence District, on premises at 9431 S. Charles Street, which, it is alleged, is a lot of record and not in violation of the zoning ordinance; 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, Sections 7.5-1; 5.7-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

WHEREAS, the district maps show that the premises are located in an R1 Single Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R1 Single Family Residence District; that the Zoning Administrator's denial of zoning certification to erect a single family residence on the subject site is based upon Sections 7.5-1 and 5.7-2 of the zoning ordinance, which relate to the minimum lot area requirements and division of an improved zoning lot; that the subject lot is the north 25 feet of Lot 3, a 100 foot lot of record originally recorded on January 12, 1889; that the south 75 feet of said Lot 3 is divided into two 37½ foot lots, each improved with an old two-story frame dwelling and detached garage; that a probate court inventory document filed on April 9, 1945 verifies that on July 12, 1923 Daniel Jerka conveyed the subject lot to George Smith and Lucy Smith, which premises was unimproved and unencumbered; that in the original Chicago Zoning Ordinance enacted on April 5, 1923, a lot was defined as "a parcel of land or premises occupied, or which it is contemplated shall be occupied, by one building with its usual auxiliary buildings or uses customarily incident to it, including such open spaces as are required by this ordinance and such open spaces as are arranged and designed to be used in connection with such building,

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shall be deemed a lot for the purposes of this ordinance"; that the said zoning ordinance contained no minimum lot area requirement but a building could not cover more than 50% of a lot; under the 1942 comprehensive amendment to the zoning ordinance, a lot was defined as "an area of land designed as a lot on a plat of subdivision recorded or registered pursuant to statute. Each building and its accessory building shall be on a separate lot". Section 7.5(5) of the 1957 comprehensive amendment to the zoning ordinance provides, in part, "no residential building shall be erected on a lot, other than a lot of record on the effective date of this comprehensive amendment which is less than 5000 square feet" and further provides, in part, 7.5(2) "a one family dwelling may be established on a lot of record on the effective date of this comprehensive amendment regardless of the size of the lot". A lot of record is defined as "an area of land designated as a lot on a plat of subdivision recorded or registered pursuant to statute, with the Recorder of Deeds of Cook County and the Ex-officio Examiner of Subdivisions of the City of Chicago". The records of the Bureau of Maps and Plats of the City of Chicago indicate only the original 100 foot division that occurred in 1889; that the subject site is vacant and is not a lot of record as defined in the 1957 comprehensive amendment to the zoning ordinance. The Board further finds that the improved lots on both sides of the 9400 block of S. Charles Street have frontages ranging from 33-1/3 to 289 feet, with lot areas ranging from 4500 square feet to 14,883 square feet, the lot containing 14,833 square feet being the lot abutting subject site to the north; that the subject site, by comparison, is 25 by 107 feet(mean), containing 2688 square feet and not in keeping with the character of the block. Further, since Section 5.1(2) provides "where the conditions imposed by any provision of this comprehensive amendment upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this comprehensive amendment or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern" and Section 5.3 provides, in part, "all buildings erected hereafter, all uses of land or buildings established hereafter shall be subject to all regulations of this comprehensive amendment which are applicable to the zoning districts in which such buildings, uses, or land shall be located". 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.

(Emphasis added)

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

APPLICANT: Harold and Lorraine Theodore

CAL. NO. 193-82-A

APPEARANCES FOR: Kenneth R. Jacobs

MAP NO. 5-L

APPEARANCES AGAINST:

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August 20, 1982

PREMISES AFFECTED— 2300 N. Cicero 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, Harold and Lorraine Theodore, owners, filed June 4, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as five apartments, in a C2-1 General Commercial District, on premises at 2300 N. Cicero Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

WHEREAS, the district maps show that the premises are located in a C2-1 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 said use is located in a C2-1 General Commercial District; that the proof presented indicates that the two-story frame building on the subject site has been occupied as five 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 five apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 2300 N. Cicero Avenue, as five apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gene Dawson
 APPEARANCES FOR: Julius Cordell
 APPEARANCES AGAINST:

CAL. NO. 194-82-A
 MAP NO. 28-E
 MINUTES OF MEETING
 August 20, 1982

PREMISES AFFECTED— 11250-52 S. Edbrooke 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, Gene Dawson, for George Scott, owner, filed June 11, 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 garage building at the rear of lot improved with 2 residential buildings, in a B3-3 General Retail District, on premises at 11250-52 S. Edbrooke Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and the arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B3-3 General Retail District; that the building on the subject site had been occupied as a furniture factory and was converted to a garage prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated; and that the appellant has established the basis of this appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair shop in a one-story brick garage building, on premises at 11250-52 S. Edbrooke Avenue, at the rear of a lot improved with two residential buildings, upon condition that no spray painting, body or fender work shall be done on the premises; that the hours of operation shall be limited to the hours between 9:00 A.M. and 6:00 P.M., Mondays through Fridays, and from 9:00 A.M. to 12:00 Noon on Saturdays; that all repair work shall be

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August 20, 1982

done within the building; that all storage of automobiles awaiting repairs or that have been repaired shall be stored on the subject site; that there shall be no parking or storage of automobiles in the public ways; 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: Jack T. Weiher
APPEARANCES FOR: Peter Studl
APPEARANCES AGAINST:

CAL. NO. 290-82-A
MAP NO. 13-G
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 914-16 W. Ainslie 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, Jack T. Weiher, Walter Hoolhorst, and William Bergner, owners, filed September 2, 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 8 apartments, in an R4 General Residence District, on premises at 914-16 W. Ainslie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 9, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4; 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 October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the 3-story brick building on the subject site has been occupied as 8 apartments since prior to August, 1953, that the appellant has a right to continue the occupancy of the building as 8 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 3-story brick building, on premises at 914-16 W. Ainslie Street, as 8 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: Angelo Ruggiero
 APPEARANCES FOR: Angelo Ruggiero
 APPEARANCES AGAINST:

CAL. NO. 291-82-A
 MAP NO. 3-F
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 1315-19 N. Wells 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, Angelo Ruggiero, for Exchange National Bank, Trust #33934, owner, filed September 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued reservation of 8 spaces in a parking lot, as approved in Cal. No. 10-71-S, to fulfill the parking requirements for a theatre at 1349 N. Wells Street, in a C1-4 Restricted Commercial District, on premises at 1315-19 N. Wells Street, which special use approval, it is alleged, had no time nor use limitation; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 8, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 October 15, 1982; and

WHEREAS, the district maps show that the premises are located in a C1-4 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 said use is located in a C1-4 Restricted Commercial District; that on 1/21/71 the Zoning Board of Appeals approved the leasing of 8 parking spaces in an existing parking lot on subject site to fulfill parking requirements for a theatre at 1349 N. Wells Street, Cal. No. 10-71-S; that the special use approval had no limitations as to time and use and never was terminated; that the reservation of 8 parking spaces is in effect and in use pursuant to subsequent parking leases; it is therefore

RESOLVED, that the appeal be and it is sustained and the decision of the Office of the Zoning Administrator be and it is reversed and he is authorized to permit the continued reservation of 8 spaces in a parking lot, as approved by the Zoning Board of Appeals in Cal. No. 10-71-S on premises at 1315-19 N. Wells Street, to fulfill the parking requirements for a theatre at 1349 N. Wells Street.

APPLICANT: Allan D. Sexton
APPEARANCES FOR: Allan D. Sexton
APPEARANCES AGAINST:

CAL. NO. 292-82-A
MAP NO. 16-K
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 4635 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Allan D. Sexton, owner, filed September 9, 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 former service station, in a B2-1 Restricted Retail District, on premises at 4635 W. 63rd Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District in a former service station; that an automobile repair 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 an auto repair shop in a former service station, on premises at 4635 W. 63rd Street, 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 7:30 A.M. and 6:00 P.M. Monday, Tuesday, Thursday and Saturday, and from 7:30 A.M. to 8:00 P.M. on Wednesdays and Fridays; 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: Tango II Properties
APPEARANCES FOR: Gregory H. Furda
APPEARANCES AGAINST:

CAL. NO. 293-82-A
MAP NO. 11-G
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 4040-46 N. Clarendon Avenue and 815-17 W. Cuyler 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, Tango II Properties, owner, filed September 10, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a basement apartment in a 3-story brick building, for a total of 16 apartments, in an R4 General Residence District, on premises at 4040-46 N. Clarendon Avenue and 815-17 W. Cuyler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 19, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site contained 21 apartments prior to the year 1957 and that the basement apartment was in existence prior to that date; that architectural details of the basement indicates continuity of apartment use; that the appellant has a right to continue the occupancy of the building as 16 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 permit a basement apartment in the 3-story brick building, on premises at 4040-46 N. Clarendon Avenue and 815-17 W. Cuyler Avenue, for a total of 16 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: Guadalupe Rivera
 APPEARANCES FOR: Guadalupe Rivera
 APPEARANCES AGAINST:

CAL. NO. 294-82-A
 MAP NO. 4-G
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 1500 W. 17th 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, Guadalupe Rivera, for Martin Solo, owner, filed September 13, 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 1st floor of a 3-story brick store and apartment building, in an R4 General Residence District; on premises at 1500 W. 17th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 10, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 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 non-conforming store on the first floor has been occupied by business uses; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store on the first floor of a 3-story brick store and apartment building, on premises at 1500 W. 17th Street, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 8:00 P.M., and that no alcoholic beverages be sold on the premises; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: David Swan

CAL. NO. 243-82-Z

APPEARANCES FOR: David Swan

MAP NO. 14-D

APPEARANCES AGAINST: Alderman Lawrence Bloom, Stephen M. Colby, et al

MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED-- 5748-54 S. Kimbark Avenue

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

ACTION OF BOARD--

THE VOTE

Variation denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, David Swan, for the Chicago Theological Seminary, owner, filed August 5, 1982, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story four-unit townhouse whose north side yard will be 7 instead of 12.14 feet, on premises at 5748-54 S. Kimbark 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 7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on September 10 and October 15, 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 no proof was presented to indicate that the variation requested met the standards necessary for the granting of a variation; that there was no indication of hardship, no unique circumstances and no evidence that the erection of a four unit townhouse with a north side yard variation would not alter the essential character of this single family residence community, it is therefore

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

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

APPLICANT: Leverne Jones
 APPEARANCES FOR: Leverne Jones
 APPEARANCES AGAINST:

CAL. NO. 260-82-A
 MAP NO. 10-D
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED— 1031 E. 45th 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, Leverne Jones, owner, filed August 5, 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 on rear of lot as 2 apartments on a lot improved with a 2½ story frame 3 apartment building, in an R4 General Residence District, on premises at 1031 E. 45th 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, Sections 6.5-1; 7.5-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 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 said use is located in an R4 General Residence District; that the proof presented indicates that the 2-story brick building on rear 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 appellant has a right to continue the occupancy of the building as 2 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a 2-story brick building, on rear of premises at 1031 E. 45th Street, as 2 apartments, on a lot improved with a 2½ story frame 3 apartment building; upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Julio and Armando Diaz

CAL. NO. 262-82-A

APPEARANCES FOR: None

MAP NO. 2-L

APPEARANCES AGAINST:

MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 209 S. Lotus Avenue

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

ACTION OF BOARD—

Case dismissed for want of
prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Francisca Jalbuena

CAL. NO. 263-82-A

APPEARANCES FOR: None

MAP NO. 9-I

APPEARANCES AGAINST:

MINUTES OF MEETING

October 15, 1982

PREMISES AFFECTED— 2416 W. Addison Street

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

ACTION OF BOARD—

THE VOTE

Case dismissed for want of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Juan A. Vargas
APPEARANCES FOR: Juan A. Vargas
APPEARANCES AGAINST:

CAL. NO. 295-82-A
MAP NO. 3-I
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 2615 W. North 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, Juan A. Vargas, for Jose Rodriguez, owner, filed September 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholesale grocery business on the 1st floor of a 3-story brick store and apartment building, in a B4-2 Restricted Service District, on premises at 2615 W. North Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 13, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

WHEREAS, the district maps show that the premises are located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that under Section 8.3-4 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 is hereby affirmed.

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

APPLICANT: Salvador Calvillo
APPEARANCES FOR: Salvador Calvillo
APPEARANCES AGAINST:

CAL. NO. 296-82-A
MAP NO. 6-I
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 2415 S. Kedzie Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
November 19, 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: Francisco Jimenez
APPEARANCES FOR: Francisco Jimenez
APPEARANCES AGAINST:

CAL. NO. 297-82-A
MAP NO. 5-J
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED-- 2342 N. St. Louis 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, Francisco Jimenez, for George Gonzalez, owner, filed September 16, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto body shop in the 1-story brick building on rear of lot improved with a 1-story frame residence, in an R3 General Residence District, on premises at 2342 N. St. Louis Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 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 building on the subject site previously had been occupied as a print shop; that the establishment of an auto body shop is not a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

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

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

APPLICANT: Natanael Lara
APPEARANCES FOR: Charlie Poppell
APPEARANCES AGAINST:

CAL. NO. 298-82-A
MAP NO. 4-I
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 2653 W. 21st Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, Natanael Lara, owner, filed September 21, 1982, and appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story brick building as 4 apartments, in an R4 General Residence District, on premises at 2653 W. 21st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 2, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the building was constructed as 3 apartments and a store; that the conversion of the store to an apartment is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a 2-story brick building, on premises at 2653 W. 21st Street, 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.

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

APPLICANT: Nathan Noble, Jr.
APPEARANCES FOR: Nathan Noble, Jr.
APPEARANCES AGAINST:

CAL. NO. 299-82-A
MAP NO. 18-H
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 1653 W. 71st 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, Nathan Noble, Jr., for Lawrence Crescenzo, owner, filed September 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a 1-story brick store building, in an R3 General Residence District, on premises at 1653 W. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 17, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses; that the store was recently vacated by the previous owner due to illness; 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 reversed and he is authorized to permit the establishment of a grocery store in a 1-story brick store building, on premises at 1653 W. 71st Street, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday; that no alcoholic beverages may be sold on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Ashraf Ali
APPEARANCES FOR: Ashraf Ali
APPEARANCES AGAINST:

CAL. NO. 300-82-S
MAP NO. 3-H
MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 1711-19 W. Division Street.
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

Case continued until
December 17, 1982.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Martin R. Lewis

CAL. NO. 301-82-A

APPEARANCES FOR: John J. Pikarski, Jr.

MAP NO. 12-J

APPEARANCES AGAINST: Leo Skvarla, et al

MINUTES OF MEETING
October 15, 1982

PREMISES AFFECTED— 5315-45 S. Pulaski Road

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

ACTION OF BOARD—

THE VOTE

Case continued to
December 17, 1982.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

APPLICANT: Land and Lakes Company
 APPEARANCES FOR: Daniel L. Houlihan and Sharon M. Sullivan
 APPEARANCES AGAINST: Virginia Cap, Violet Czachorski, et al.

CAL. NO. 302-82-S
 MAP NO. 28-C and 30-C
 MINUTES OF MEETING
 October 15, 1982

PREMISES AFFECTED-- Property consisting of approximately 82 acres bounded by E. 118th Street, if extended, on the north, S. Stony Island Avenue, if extended, on the west, E. 122nd Street on the south, and a line 133 feet west of and parallel to S. Paxton Avenue, if extended, and commonly known as 11801-12159 S. Stony Island Avenue and 1600-2132 E. 122nd Street.
 SUBJECT- Application for the approval of a special use.

ACTION OF BOARD- The Vote
 Jack Guthman

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

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

Application approved.

THE RESOLUTION:

WHEREAS, the Land and Lakes Company, applicant, for Stony Island Reclamation Company, owner, filed September 20, 1982, an application for variations in the nature of special use to allow the location and establishment of a sanitary landfill for organic and inorganic solid, semi-solid and liquid waste materials, including in conjunction therewith the extraction of sand materials, liquid waste handling facilities, transfer station facilities, and a methane gas resource recovery facility, in an M3-3 Heavy Manufacturing District, in the area bounded by E. 118th Street, if extended, S. Stony Island Avenue, if extended, E. 122nd Street, and a line 133 feet west of and parallel to S. Paxton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 10.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 1982 after due notice thereof by publication in the Chicago Sun-Times on September 27, 1982; and

WHEREAS, the district maps show that the premises are located in an M3-3 Heavy Manufacturing District; and

WHEREAS, the Zoning Board of Appeals has incorporated by reference the record and resolution under Cal. No. 256-76-S, adopted January 13, 1977, and subsequently amended on February 17th and October 21, 1977 and March 16, 1979, the subject of which docket is the previously authorized special use of the westerly 52.9 acres of the subject 82 acre site.

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds:

MINUTES OF MEETING
 October 15, 1982
 Cal. No. 302-82-S

1. That the subject property consists of approximately 82 acres and is situated within that portion of the city designated as the Southeast Industrial District which includes Lake Calumet and the Calumet River area;

2. That approximately 53 of the 82 acres which comprise the subject site are on existent sanitary landfill, authorized pursuant to resolution of this Board in Cal. No. 256-76-S adopted January 13, 1977 and amended on February 17th and October 21, 1977 and March 16, 1979;

3. That in addition to the existent sanitary landfill of approximately 53 acres, the subject site consists of 29 acres contiguous thereto, which latter area was previously subjected to very substantial unregulated or "skip-dumping", which use predates the adoption of the 1957 comprehensive amendment to the Chicago Zoning Ordinance and the strict disposal provisions of the Illinois Environmental Protection Act of 1970. Improperly deposited refuse on that described area has resulted in leachate escaping therefrom that has impaired the adjoining authorized sanitary landfill use;

4. That the subject site is bounded in its entirety on the east, northeast and southeast by sanitary landfill operations; on the north by a sanitary landfill operation; on the northwest by a chemical liquid waste facility and sanitary landfill operation situated on property leased from the Chicago Regional Port District; on the west and southwest by a scrap steel operation, a steel pickling company and similar heavy industrial and manufacturing uses, including a large bulk tank farm for the storage of flammable liquids, all of which uses are situated on properties leased from the Chicago Regional Port District, and on the south by a large spoil bank deposit site owned by the Metropolitan Sanitary District and utilized by the Army Corps of Engineers for deposit of dredgings from the adjacent Calumet River;

5. That the subject site in its present condition is not capable of development for a permitted use in its applied zoning classification of M3-3 Heavy Manufacturing;

6. That the applicant is very experienced in the operation and conduct of sanitary landfills and presently conducts a sanitary landfill operation on the 52.9 acre portion of the subject site previously authorized for sanitary landfill use by the Zoning Board of Appeals under Cal. No. 256-76-S. That said portion of the subject site currently serves as a refuse disposal site for both organic and inorganic solid waste materials and services both private scavenger companies and the City of Chicago, pursuant to current contracts for refuse site disposal by and between the applicant and the Department of Streets and Sanitation of the City of Chicago;

7. That the physical condition of the site prohibits its present use for industrial development as zoned in the absence of an almost total land reclamation, the magnitude and expense of which is cost prohibitive for potential private sector industrial users;

8. That applicant's proposed use of the subject site is necessary for the public convenience at this location in that:

- a) it will provide within the City of Chicago a sanitary landfill to serve the continuing public need for additional such facilities to accommodate anticipated volumes of residential, commercial and industrial waste generated within the City of Chicago;

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Cal. No. 302-82-S

- b) it will locate such use in an area of the city that is characterized by established refuse disposal facilities, substantially removed from any residential developments and conveniently served by expressway and arterial commercial streets which will negate truck traffic usage of residential streets to and from the site;
- c) it will complement contiguous land usage and being competitive therewith will tend to safeguard the public interest by providing similar service at competing cost;
- d) it will eliminate uncontrolled "skip-dumping" at the site and will regulate use of the property pursuant to the regulations of federal, state and municipal environmental agencies;
- e) it will provide an interim, productive use of land leading to a reclamation of the site necessary for any such future use in accord with its underlying zoning classification;
- f) it will provide a proximate waste disposal site for present and anticipated industrial development in the area, the cost efficiency of such proximity being an inducement for additional industrial development in accord with existing zoning;
- g) it will generate and recapture an energy source through its methane gas resource recovery facility and provide a proximate energy supply for present and anticipated industrial development.

9. That the applicant's proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected in that:

- a) the size of the parcel, the very substantial natural deposits therein of quality, impermeable clay seal and cover materials and the experience and expertise of the applicant afford a design capability of the site that accords with all applicable federal, state and municipal environmental regulations;
- b) that the proposed use at this location, in addition to the other location factors previously set forth, does not introduce a new land use to the area but one that is similar to and complementary of existing land uses;
- c) the operation of the proposed use will be by a corporation that has substantial experience and recognized expertise in the industry;
- d) the technology of site design and operation of a modern sanitary landfill and related facilities as proposed by the applicant is not experimental but is of a proven quality demonstrated to be environmentally sound;

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- e) the proposed use will eliminate the existent public health nuisances that prevail at the site in its present condition; and
- f) the proposed use is subject to the approval and regulation of federal, state and municipal environmental agencies, the purpose of which regulatory structure both as to design and operation is to further insure that the proposed use is so designed, located and proposed to be operated in a manner that the public health, safety and welfare will be protected.

10. That the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located as the developed portion of said area is identified as a high intensity heavy manufacturing district and the dominant land use in the nearby area is as sanitary landfill operations.

11. That the proposed land use is authorized as a special use under Article 10.4-3 of the Chicago Zoning Ordinance which incorporates by reference Article 10.4-2 thereof.

12. That the proposed use, given its size and site location, can conform to all applicable regulations of the M3-3 Heavy Manufacturing District in which it is to be located, including, specifically, all applicable performance standards under Article 10.5 et sequor of the Chicago Zoning Ordinance and provisions of the Municipal Code of Chicago incorporated by reference therein.

IT IS THEREFORE RESOLVED, that the application for the approval of a special use for a sanitary landfill for organic and inorganic solid, semi-solid and liquid waste materials, including in conjunction therewith, extraction of sand materials, liquid waste handling facilities, transfer station facilities and methane gas resource recovery facility,

BE AND IT HEREBY IS APPROVED and the Zoning Administrator is authorized to permit the establishment of said described use on the area of the subject premises as previously described herein, upon the following conditions:

- a) that the aforesaid use of the site shall be conducted in compliance with the requirements and under the administration of the Bureau of Environmental Control, Department of Inspectional Services of the City of Chicago;
- b) that the statutory provisions and all applicable ordinances of the City of Chicago, the regulations of the State of Illinois Environmental Protection Agency and all agencies of the United States Government having jurisdiction thereof shall be complied with in the operation of the authorized use;
- c) that a specific termination date for the authorized use would not be, given the size of the subject premises and its anticipated life expectancy, a realistic monitoring condition and that therefore the applicant's use of the property will be reviewed by this Board in October of 1985, without further public notice of public hearings, for the purpose of determining whether the conditions of this resolution are being complied with at such time, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence, and further, will be reviewed by this Board every twenty-four months thereafter.

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Cal. No. 51-79-S

Mr. Robert M. Boyd, for the Baptist General Conference, presented a request to amend the resolution adopted by the Zoning Board of Appeals on March 16, 1979, in Cal. No. 51-79-S, which resolution approved the establishment of an off-site parking lot for the parking of private passenger automobiles, on premises at 3271 W. Fullerton Avenue, to fulfill the parking requirements for a Bible College to be established at 3301 W. Fullerton Avenue, under certain conditions.

The amendment requested is to permit egress from the parking lot from N. Spaulding Avenue with ingress from W. Fullerton Avenue.

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

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

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October 15, 1982

Cal. No. 285-80-S

Dr. Charles G. Hayes, for the Cosmopolitan Church of Prayer, presented a request for an extension of time in which to obtain permits for the establishment of a church in the one and two-story brick building, on premises at 6850-52 S. Cottage Grove Avenue, and the erection of a two-story addition, 32 by 75 feet, to the north side thereof, as approved by the Board in Calendar No. 285-80-S on November 21, 1980, and amended on December 19, 1980.

Chairman Guthman moved that the request be granted and the time extended until November 21, 1982. The motion prevailed by yeas and nays as follows:

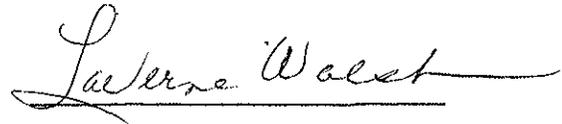
Yeas- Guthman, Cullen and Keane. Absent- Howlett and Kringas. Nays-None.

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Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, November 19, 1982 at 9:00 A.M.

A handwritten signature in cursive script, reading "Lawrence Walsh", is written over a horizontal line.