

MINUTES OF MEETING

November 19, 1982

Mr. Kringas moved to approve the record of the proceedings of the regular meeting held on October 15, 1982 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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: Salvador Calvillo
APPEARANCES FOR: Salvador Calvillo, Isabel G. Flores
APPEARANCES AGAINST:

CAL. NO. 296-82-A
MAP NO. 6-I
MINUTES OF MEETING
November 19, 1982

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

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Salvador Calvillo, owner, filed September 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the construction of a brick garage, 21 by 28 feet, at the rear of a 1½-story frame 4 apartment building, in a B4-2 Restricted Service District, on premises at 2415 S. Kedzie 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 5.6-2 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 said use is located in a B4-2 Restricted Service District; that although the principal improvement on the subject site is residential, the garage was constructed in compliance with the B4 zoning on the site; that no violation of the zoning ordinance exists nor is contemplated; 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 construction of a brick garage, 21 by 28 feet, at the rear of a 1½-story frame 4 apartment building, on premises at 2415 S. Kedzie Avenue, upon condition that all applicable ordinances of the City of Chicago are complied with.

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

APPLICANT: Letha Mae Oliphant
APPEARANCES FOR: Mike Stuteley
APPEARANCES AGAINST:

CAL. NO. 303-82-S
MAP NO. 16-G
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 6301 S. Racine 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, Letha Mae Oliphant, owner, filed September 21, 1982, an application for a special use under the zoning ordinance for the approval of the location and the designation of five parking spaces in the existing parking area of a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 6301 S. Racine Avenue, to fulfill the parking requirements for a proposed second floor addition to a one-story brick store building, located at 6300 S. Racine Avenue; 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 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-2 Restricted Commercial District; that the proof presented indicates that the applicant owns the building and land on the subject site and the building at 6300 S. Racine Avenue where it is proposed to erect a second floor office addition to the one-story five-store complex under construction at the site; that the designation of five parking spaces in the existing parking area is necessary for the public convenience to satisfy the parking requirements for the proposed addition; that the public health, safety and welfare will be adequately protected in the said use of the premises; and the designation of five spaces in a parking lot that contains 21 spaces 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 designation of five parking spaces in the

MINUTES OF MEETING

November 19, 1982

Cal. No. 303-82-S

existing parking area of a one-story brick building, on premises at 6301 S. Racine Avenue, to satisfy the parking requirements for a proposed second floor addition to a one-story brick building under construction at 6300 S. Racine Avenue, upon condition that an Affidavit shall be recorded with the Recorder of Deeds of Cook County, Illinois, binding the two sites so that five parking spaces at 6301 S. Racine Avenue always will be available to the building at 6300 S. Racine Avenue, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: C. B. Garrett
APPEARANCES FOR: Frank Pelligrini
APPEARANCES AGAINST:
PREMISES AFFECTED— 4843 W. Division Street
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 304-82-S
MAP NO. 3-L
MINUTES OF MEETING
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		

Case continued until
January 21, 1983.

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

APPLICANT:

C. B. Garrett

CAL. NO. 305-82-S

APPEARANCES FOR:

Frank Pelligrini

MAP NO. 3-L

APPEARANCES AGAINST:

MINUTES OF MEETING

November 19, 1982

PREMISES AFFECTED—

4839 W. Division Street.

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued until
January 21, 1983.

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: Christian Way Missionary Baptist Church
APPEARANCES FOR: Louis Baskin
APPEARANCES AGAINST:

CAL. NO. 306-82-S
MAP NO. 18-G
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 7156-58 S. Racine 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, the Christian Way Missionary Baptist Church, for Clyde O. Hudson, owner, filed October 1, 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 store building, in a B2-1 Restricted Retail District, on premises at 7156-58 S. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a church at this location is necessary for the public convenience to meet the needs of the 70 member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the proposed church which will provide needed services in the community; 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 although the block is zoned for business the predominant land use in the area is residential, 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 7156-58 S. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: National Scavenger Service, Inc.
APPEARANCES FOR: Alvin W. DeJong
APPEARANCES AGAINST: June Lavelle
PREMISES AFFECTED— 1800-58 W. Carroll Avenue
SUBJECT— Application for the approval of a special use.
ACTION OF BOARD—

CAL. NO. 307-82-S
MAP NO. 1-H
MINUTES OF MEETING
November 19, 1982

Case continued until
January 21, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: Robert Fitzgibbon
 APPEARANCES FOR: Robert Fitzgibbon
 APPEARANCES AGAINST:

CAL. NO. 308-82-Z
 MAP NO. 16-J
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 3741 W. 65th Place
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Robert Fitzgibbon, owner, filed October 5, 1982, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a second floor addition by the dormering of the upper floor of a one-story brick residence whose east side yard will be 3.3 feet and whose west side yard will be 1.8 feet instead of combined side yards of 9 feet, on premises at 3741 W. 65th Place; 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 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that a second floor addition is necessary to provide additional bedrooms to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the side requirements change with the addition of a second floor; and that the variation, if granted, will not alter the essential character of the locality in that many of the residences in this area have dormered upper stories, including the residences east and west of the subject site, it is therefore

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

MINUTES OF MEETING

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floor addition by the dormering of the upper floor of a one-story brick residence whose east side yard will be 3.3 feet and whose west side yard will be 1.8 feet instead of combined side yards of 9 feet, on premises at 3741 W. 65th Place, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Edward Gabriel
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 309-82-Z
 MAP NO. 10-K
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 4636, 4640 and 4644 S. Knox Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Edward Gabriel, for the Garfield Ridge Trust and Savings Bank, Trust No. 77-7-2, owner, filed October 6, 1982, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of three two-apartment buildings on lots whose areas are 4695 each instead of 5000 square feet, on premises at 4636, 4640 and 4644 S. Knox Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 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 property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to build less than three two-apartment buildings on the subject site; that the plight of the owner is due to unique circumstances in that no matter what was sought to be built at the site, the same variation would have to be sought; and that variations, if granted, will not alter the essential character of the locality in that the use will be compatible with the mixed type of improvements in the area, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of three two-apartment buildings on lots whose areas are 4695 instead of 5000 square feet; on premises at 4636, 4640 and 4644 S. Knox 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: Senan Nugent
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 310-82-S
 MAP NO. 28-J
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 3555 and 3559 W. 111th 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, Senan Nugent, for the Mt. Greenwood Bank and Trust Company, Trust No. 5-0200, owner, filed October 6, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of two two-story two-apartment buildings, in a B4-1 Restricted Service District, on premises at 3555 and 3559 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 November 19, 1982 after due notice thereof by publication in the Chiago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential developments; that the public health, safety and welfare will be adequately protected in the operation of the proposed improvements which will provide adequate off-street parking and open space; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the character of 111th Street in this area is predominantly residential, 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 residential use on the ground floor in the construction of two two-story two-apartment buildings, on premises at 3555 and 3559 W. 111th 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: Senan Nugent
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 311-82-Z
 MAP NO. 28-J
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 3555 and 3559 W. 111th Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Senan Nugent, for Mt. Greenwood Bank and Trust Company, Trust No. 5-0200, owner, filed October 6, 1982, an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of two two-story two-apartment buildings whose west side yards will be 2 feet and whose east side yards will be 3 feet instead of 5 feet each, on premises at 3555 and 3559 W. 111th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 5, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.7-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that if required to comply with the side yard requirements of the zoning ordinance the buildings would be narrower and less marketable; that the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements do not provide side yards, 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 two two-story two-apartment buildings whose west side yards will be 2 feet and whose east side yards will be 3 instead of 5 feet each, on premises at 3555 and 3559 W. 111th 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: Rising Star M.B. Church

APPEARANCES FOR: E. V. Freeman

APPEARANCES AGAINST:

PREMISES AFFECTED— 401-11 W. 69th Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued until
January 21, 1983.

CAL. NO. 312-82-S

MAP NO. 16-F

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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: Gary Z. Baxter
 APPEARANCES FOR: Fredric B. Prohov
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2141 N. Sedgwick Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.
 ACTION OF BOARD—

CAL. NO. 313-82-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 November 19, 1982

THE VOTE

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

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

Variation granted.

THE RESOLUTION:

WHEREAS, Gary Z. Baxter, for the American National Bank and Trust Company of Chicago, Trust No. 46631, owner, filed October 13, 1982, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a two-story addition over a proposed garage at the rear of a three-story brick single family residence with no rear yard instead of 30 feet, on premises at 2141 N. Sedgwick 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 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the subject lot has a width of 23.95 feet and a depth of 67.42 feet; that this is a very high density area with very limited street parking available; that one of the objectives of the request is to provide a parking facility and additional rooms to meet the needs of the family of the applicant; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the shallow depth of the lot and the narrow width preclude compliance with the yard requirements of the zoning ordinance; that the plight of the owner is due to the limited lot size; and that the variation, if granted, will not alter the essential character of the locality in that abutting residential improvements do not comply with the rear yard requirements of the zoning ordinance, it is therefore

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Cal. No. 313-82-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story addition over a proposed garage at the rear of a three-story brick single family residence with no rear yard instead of 30 feet, on premises at 2141 N. Sedgwick 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: Marko Kovacevic
APPEARANCES FOR: Marko Kovacevic
APPEARANCES AGAINST:

CAL. NO. 314-82-A
MAP NO. 9-J
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 3725 W. Irving Park Road

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Marko Kovacevic, for Marko Kovacevic and Shaban Djelovic, owners, filed September 23, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the enclosure of a two-story rear porch of a two-story brick two apartment building, in an R3 General Residence District, on premises at 3725 W. Irving Park Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 23, 1982 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that at the time of purchase in December, 1981 the east and west sides of the two-story rear porch of a two-story brick two-apartment building on subject site were enclosed; that now the appellant desires to complete the enclosure of the porches; 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 enclosure of a two-story rear porch on a two-story brick two-apartment building, on premises at 3725 W. Irving Park Road, 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: Mary A. Moffett
APPEARANCES FOR: Mary A. Moffett, Minnie Smith
APPEARANCES AGAINST: Percy Moss, Lena Penson

CAL. NO. 315-82-A
MAP NO. 22-F
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 9315 S. Wentworth 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, Mary A. Moffett, for Minnie Smith, owner, filed September 24, 1982 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and ice cream store in the basement store in a one-story brick residence, in an R3 General Residence District, on premises at 9315 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 26, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 on April 16, 1982 the Board sustained an appeal permitting the establishment of a grocery store in the building on the subject site; that the grocery store was not established; that the evidence indicates that the store portion of the building has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Jerry Tucker
APPEARANCES FOR: Jerry Tucker
APPEARANCES AGAINST:

CAL. NO. 316-82-A
MAP NO. 1-H
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 1946 W. Lake 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas	X		

THE RESOLUTION:

WHEREAS, Jerry Tucker, owner, filed September 24, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an arcade in a one and two-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 1946 W. Lake Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that under Section 10.3-1 of the zoning ordinance an arcade is not listed as a permitted use; that 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: Derrick Nelson
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 317-82-A
MAP NO. 12-E
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 616½ E. 50th Street

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

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

APPLICANT: Anna and Antone Brinzan
APPEARANCES FOR: Antoneta Brinzan, Anna Brinzan
APPEARANCES AGAINST:

CAL. NO. 318-82-A
MAP NO. 14-I
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 6234 S. California 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, Anna and Antone Brinzan, owners, filed October 1, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story brick building as 3 apartments, in an R3 General Residence District, on premises at 6234 S. California Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 1, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the 2-story brick building on the subject site has been occupied as 3 apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellants have a right to continue the occupancy of the building as 3 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 2-story brick building, on premises at 6234 S. California Avenue, as 3 apartment upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Body Wrap
APPEARANCES FOR: Eva Homor
APPEARANCES AGAINST:

CAL. NO. 319-82-A
MAP NO. 3-E
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED-- 200 E. Delaware Place
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

Case continued until
January 21, 1983.

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: Bruce Kamp
 APPEARANCES FOR: Bruce Kamp
 APPEARANCES AGAINST:

CAL. NO. 320-82-A
 MAP NO. 13-I
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 2432 W. Lawrence Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bruce Kamp, for Chicago Title and Trust Co., Tr. #1071932, owner, filed October 4, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business for the retail sale, storage and warehousing of imported goods in a 1-story brick building, in a B5-3 General Service District; on premises at 2432 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 18, 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 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

WHEREAS, the district maps show that the premises are located in a B5-3 General 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 B5-3 General Service District in a 1-story brick building on the subject site; that the proof presented indicates that on April 21, 1952 the Board sustained an appeal permitting the operation of a shop for the manufacture of metal products in the building on the subject site; that change of use to a storage and warehouse business is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a business for the retail sale, storage and warehousing of imported goods in a 1-story brick building, on premises at 2432 W. Lawrence Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday and 9:00 A.M. and 12:00 Noon, Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

APPLICANT: Robert Cochran
 APPEARANCES FOR: Jerome A. Zacharia
 APPEARANCES AGAINST:

CAL. NO. 321-82-A
 MAP NO. 5-G
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 2187 N. Clybourn Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Robert Cochran, owner, filed October 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store into an apartment on the 1st floor of a 3-story brick store and 2 apartment building, in an M1-2 Restricted Manufacturing District, on premises at 2187 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that two apartments and a store have been in existence in the building on the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the extension of the non-conforming use throughout the building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a store on the 1st floor of a 3-story brick store and 2 apartment building, on premises at 2187 N. Clybourn Avenue, to an apartment, upon condition that the building is brought into compliance with building code regulations and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Ralph Kurek
APPEARANCES FOR: Ralph Kurek
APPEARANCES AGAINST:

CAL. NO. 322-82-A
MAP NO. 7-F
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 2913 N. Burling 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, Ralph Kurek, owner, filed October 1, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story frame building on rear of lot as a single family residence on a lot improved with a 2-story brick residential building, in an R5 General Residence, on premises at 2913 N. Burling Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 5.5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the 1-1/2 story frame building on rear of lot was formerly occupied as a church; that a single family residence 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 1-1/2 story frame building on rear of lot, on premises at 2913 N. Burling Street, as a single family residence on a lot improved with a 2-story brick residential 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: Ernest Daurham, Jr.
 APPEARANCES FOR: Ernest Daurham, Jr.
 APPEARANCES AGAINST:

CAL. NO. 323-82-A
 MAP NO. 26-F
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 319-25 W. 103rd Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Ernest Daurham, Jr., owner, filed October 6, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a business for the processing, packaging and distribution of beauty supplies in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 319-25 W. 103rd Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-1 Restricted Service District in a 1-story brick building; that the proof presented indicates that the building on the subject site had been occupied by a plumbing contractor; that a change of use to a business for the processing, packaging and distribution of beauty supplies is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a business for the processing, packaging and distribution of beauty supplies in a 1-story brick building, on premises at 319-25 W. 103rd Street, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday; 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: Charles L. Cavello
 APPEARANCES FOR: Mickey Joiner
 APPEARANCES AGAINST:

CAL. NO. 324-82-A
 MAP NO. 1-H
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 2340 W. Erie Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Charles L. Cavello, owner, filed October 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a machine shop in a 1 and 2-story brick building, in an R3 General Residence District, on premises at 2340 W. Erie Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in a 1 and 2-story brick building; that the proof presented indicates that on April 7, 1952 the Board sustained an appeal permitting the establishment of a shop for the manufacture of metal products in the non-conforming building on the subject site, Cal. No. 99-52-A; that the change of use to a machine shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a machine shop in a 1 and 2-story brick building, on premises at 2340 W. Erie Street, upon condition that the hours of operation shall be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Saturday; and that the performance standards established for the M1-1 to M1-5 Manufacturing Districts under Section 10.5 of the zoning ordinance shall be complied with in the said operation; 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: Exchange Center Partnership
 APPEARANCES FOR: Caren D. Thomas
 APPEARANCES AGAINST:

CAL. NO. 325-82-S
 MAP NO. 2-F
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 413-39 S. Sherman Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, the Exchange Center Partnership, for the City of Chicago, owner, filed October 27, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an underground parking facility, in a B6-7 Restricted Central Business District, on premises at 413-39 S. Sherman Street, to fulfill the parking requirements for a proposed office building to be located at 440-44 S. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 8.4-6."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

WHEREAS, the district maps show that the premises are located in a B6-7 Restricted Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B6-7 Restricted Central Business District; that the proof presented indicates that the applicant proposes to construct an office complex and facilities for the Midwest Stock Exchange (the "Development"), at 440-44 S. LaSalle Street, with provision for 35 off-street parking spaces in a single level of below grade parking; that the provision of additional below grade parking is not feasible due to the soil conditions at the site; that there currently is pending before the City Council Building & Zoning Committee an application to rezone a portion of the Development site from C3-6 to B6-7 in order to unify the zoning; that 80 off-street parking spaces will be required for the Development under the B6-7 zoning and 113 spaces under the C3-6 zoning; that construction and operation of the said below-grade parking facility by the applicant has been authorized in that certain Ordinance To Close Part of South Sherman Street For The Purpose Of Creating A Public Plaza, And To Authorize The Creation Of The Said Plaza And Underground Parking Facilities which was passed by the City Council on November 12, 1982; that the City's Economic Development Commission testified to the City's support of construction of the said parking facility by the applicant;

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Cal. No. 325-82-S

that the proposed parking facility is necessary for the public convenience to comply with the parking requirements for the proposed Development; that the said parking facility is part of substantial public improvements, including a public plaza, to be constructed on the City's property under the federal Urban Development Action Grant Program; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking facility; and that provision for off-street parking below-grade is desirable 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 underground parking facility, on premises at 413-39 S. Sherman Street, to fulfill the parking requirements for the Development to be located at 440-44 S. LaSalle Street, upon condition 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: General Parking Corporation
 APPEARANCES FOR: Stuart H. Glicken
 APPEARANCES AGAINST:

CAL. NO. 326-82-S
 MAP NO. 1-E
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 305-15 E. Grand Avenue and 511-21 N. Columbus Drive
 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 Chicago Dock & Canal Trust, owner, filed October 21, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 305-15 E. Grand Avenue and 511-21 N. Columbus Drive; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 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 a parking lot at this location is necessary for the public convenience in that this is a high density area with a great need for public parking as evidenced by the fact that the applicant presently is operating approximately 2,000 parking spaces in the immediate area and is operating at full capacity; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed lot to be improved and operated under the conditions herein-after set forth; and that the proposed parking lot, with a terminal date of November 19, 1988, with an interim review by the Board in November, 1985, will be compatible with the existing 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

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Cal. No. 326-82-S

parking of private passenger automobiles, on premises at 305-15 E. Grand Avenue and 511-21 N. Columbus Drive, 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 E. Grand Avenue; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation of the parking lot shall be limited to the hours between 6 A.M. and 11 P.M.; that for special events the hours may be extended; that the lot shall be securely locked at all times it is not in operation; that the use of the premises as parking lot shall terminate six years from the date hereof, on November 19, 1988, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in November of 1985, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence; and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Dominick's Finer Foods, Inc.

CAL. NO. 327-82-Z

APPEARANCES FOR: Sharon M. Sullivan

MAP NO. 9-L

APPEARANCES AGAINST:

MINUTES OF MEETING

November 19, 1982

PREMISES AFFECTED— 3601-57 N. Central Avenue, 5548-56 W. Addison Street
and 5547-57 W, Waveland Avenue

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

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, Dominick's Finer Foods, Inc. for Gorlou Lands, Inc., owner, filed October 25, 1982, an application for a variation of the zoning ordinance to permit, in a B4-1 Restricted Service District, the erection of a one-story addition, 7 feet 10 inches by 198 feet 6 inches, to the front of a one-story brick store building whose gross floor area will be 23,245.25 instead of 21,875 square feet, on premises at 3601-57 N. Central Avenue, 5548-56 W. Addison Street and 5547-57 W. Waveland Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that a store has existed on the subject site for the past 25 to 30 years; that the applicant corporation leased the building in October of 1982; that it is proposed to erect an addition of 1,555 square feet to the west side of the store; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary in order to provide more space between the windows and checkout counters to better serve the customers; that the plight of the owner is due to the limited area available on the site for a supermarket inasmuch as the typical Dominick's supermarket is in the range of 60,000 square feet; that the variation, if granted, will not alter the essential character of the locality in that the store has been in existence for the past 25 to 30 years and the proposed addition is to be located in an area presently occupied by a structured canopy, it is therefore

MINUTES OF MEETING

November 19, 1982

Cal. No. 327-82-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one-story addition, 7 feet 10 inches by 198 feet 6 inches, to the front of a one-story brick store building whose gross floor area will be 23,245.25 instead of 21,875 square feet, on premises at 3601-57 N. Central Avenue, 5548-56 W. Addison Street and 5547-57 W. Waveland 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: Thomas and Harriet Dryden

CAL. NO. 328-82-A

APPEARANCES FOR: Steven M. Rogers

MAP NO. 7-I

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 2907 N. Kedzie Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Thomas and Harriet Dryden, owners, filed October 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story brick building as 3 apartments, in a B4-1 Restricted Service District, on premises at 2907 N. Kedzie Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-1 Restricted Service District; that the proof presented indicates that the 2-story brick building on the subject site has been occupied as 3 apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellants have a right to continue the occupancy of the building as 3 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the 2-story brick building, on premises at 2907 N. Kedzie Avenue, as 3 apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Awadish Zaia
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 329-82-A
MAP NO. 13-I
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 4951 N. Kedzie 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: Elsa M. Luna

CAL. NO. 330-82-A

APPEARANCES FOR:

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING

November 19, 1982

PREMISES AFFECTED— 4120 W. North Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued until
January 21, 1983.

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: Benito Cuate
 APPEARANCES FOR: Benito Cuate, Ben Martinez
 APPEARANCES AGAINST:

CAL. NO. 331-82-A
 MAP NO. 4-H
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 2134 W. 18th Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Benito Cuate, owner, filed October 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tire repair shop in a 2-story brick building, in an R4 General Residence District, on premises at 2134 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 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 on June 25, 1945 the Board granted a variation permitting the establishment of a tavern in the non-conforming store in the building on the subject site; that subsequently the building has been occupied by various business uses; that the establishment of a tire 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 a tire repair shop in a 2-story brick building, on premises at 2134 W. 18th Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 7:00 P.M., Monday through Saturday; that all storage and repair work shall be done within the building; 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: Samuel Wilson, Sr.
APPEARANCES FOR: Samuel Wilson, Sr.
APPEARANCES AGAINST:

CAL. NO. 332-82-A
MAP NO. 14-F
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 724 W. 59th Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Samuel Wilson, Sr., owner, filed October 7, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story frame building on front of lot as a store and 3-apartments on a lot improved with a 2-story brick 2-apartment building at rear, in an R3 General Residence District, on premises at 724 W. 59th Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 5.5; 7.5-3; 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that on 12/19/80 the Board sustained an appeal permitting the establishment of a grocery store on the 1st floor of the building on subject site; that the 2-story frame building on front of lot has been occupied as 3 apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as a store and 3 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 frame building on front of lot, on premises at 724 W. 59th Street, as a store and 3 apartments, on a lot improved with a 2-story brick 2-apartment building at rear; 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 PAGE 39 OF MINUTES before a permit is issued.

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

APPLICANT: Errol Anderson
APPEARANCES FOR: Errol Anderson
APPEARANCES AGAINST:

CAL. NO. 333-82-A
MAP NO. 14-J
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 3901 W. 62nd 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, Errol Anderson, owner, filed October 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1-1/2 story brick building as 2 apartments, in an R2 Single Family Residence District, on premises at 3901 W. 62nd Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised is the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that a building permit to construct a single family residence on the subject site was issued in the year 1951 and the building constructed in the year 1952; that no evidence was presented to indicate that a second apartment had been legally established prior to the year 1957; 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: Manuel Macias
APPEARANCES FOR: Charlie Poppell
APPEARANCES AGAINST:

CAL. NO. 334-82-A
MAP NO. 5-H
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 2025 N. Winchester 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, Manuel Macias, owner, filed October 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1 and 2-story brick and frame building on front of lot as 3 apartments and a 1-story frame building on rear of lot as 1 apartment, in an R3 General Residence District, on premises at 2025 N. Winchester Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the 1 and 2-story brick and frame building on front of lot has been occupied as 3 apartments and the 1-story frame building on rear of lot as 1 apartment 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 buildings as 4 apartments, 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 the 1 and 2-story brick and frame building on front of lot as 3 apartments and the 1-story frame building on rear of lot as 1 apartment, on premises at 2025 N. Winchester Avenue 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 are complied with before a permit is issued.

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

APPLICANT: Homan Paradise, Inc.
APPEARANCES FOR: Ruth Gleason
APPEARANCES AGAINST:

CAL. NO. 335-82-A
MAP NO. 6-J
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 2459 S. Homan Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Homan Paradise, Inc., for Enrique Villa, owner, filed October 13, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 1 and 2-story brick building as a tavern and banquet hall, in an R4 General Residence District, on premises at 2459 S. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 6, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 non-conforming building on the subject site has been operated as a tavern and banquet hall for the past 40 years; that the tavern is duly licensed and appellant requires a license for the dispensing of food which use also had been continuous for the past 40 years; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a 1 and 2-story brick building, on premises at 2459 S. Homan Avenue, as a tavern and banquet hall, upon condition that the hours of operation shall be limited to the hours between 3:00 P.M. and 11:00 P.M., Sunday through Thursday and from 3:00 P.M. to 2:00 A.M., Friday and Saturday; that food dispensed on the premises shall be limited to food prepared by outside sources; 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: Bruno and Theresa Kentra

CAL. NO. 336-82-A

APPEARANCES FOR: Barry NewDelman

MAP NO. 12-D

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 5487 S. Drexel Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Bruno and Theresa Kentra, owners, filed October 13, 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 13 apartments, in an R5 General Residence District, on premises at 5487 S. Drexel Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, 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 November 19, 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 13 apartments since prior to August, 1953; that the appellants have a right to continue the occupancy of the building as 13 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 5487 S. Drexel Avenue, as 13 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: Three B Enterprises

CAL. NO. 337-82-A

APPEARANCES FOR: Nelson Brown

MAP NO. 12-D

APPEARANCES AGAINST:

MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED-- 1411 E. 53rd Street

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

ACTION OF BOARD--

Application withdrawn upon
motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

APPLICANT: East End Associates
APPEARANCES FOR: William Levinson
APPEARANCES AGAINST: Samuel T. Lawton, Jr., et al

CAL. NO. 281-82-Z
MAP NO. 12-C
MINUTES OF MEETING
November 19, 1982

PREMISES AFFECTED— 4926 S. East End Avenue and 4915-35 S. Cornell Avenue.
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Case continued until
December 17, 1982.

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

APPLICANT: The Temple of Spiritual Truth
 APPEARANCES FOR: Chester L. Blair
 APPEARANCES AGAINST:

CAL. NO. 271-82-S
 MAP NO. I-L
 MINUTES OF MEETING
 November 19, 1982

PREMISES AFFECTED— 5109 W. Chicago 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 Temple of Spiritual Truth, owner, filed August 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 B4-1 Restricted Service District, on premises at 5109 W. Chicago Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15 and November 19, 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 B4-1 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that applicant church has been established at this location for the past seven years; that the use 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 operation of the said church which provides needed services in the community; 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 use will be compatible with the mixed business and residential improvement in the area, 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 5109 W. Chicago 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: East End Associates
APPEARANCES FOR: William Levinson
APPEARANCES AGAINST: Samuel T. Lawton, Jr., et al

CAL. NO. 280-82-S
MAP NO. 12-C
MINUTES OF MEETING
November 19, 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—

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

Case continued until
December 17, 1982.

MINUTES OF MEETING

November 19, 1982
Cal. No. 96-81-S

Mr. Burton S. Grossman, for the Shining Light M.B. Church, presented a request for an extension of time in which to obtain permits for the establishment of a church in the two-story brick store and apartment building, on premises at 1950 W. 63rd Street, which special use was approved by the Board on April 16, 1981, in Cal. No. 96-81-S.

Chairman Guthman moved that the request be granted and the time extended until April 16, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

November 19, 1982
Cal. No. 140-82-Z

Mr. Mark G. Henning, for A-Korn Roller, Inc., presented a request for an extension of time in which to obtain a permit for the erection of a one and two-story manufacturing building, in an M1-2 Restricted Manufacturing District, on premises at 3551-59 S. Morgan Street, for which a variation was granted on June 4, 1982 to permit the proposed construction with no rear yard instead of the 2 feet required across the alley from an R3 District.

Chairman Guthman moved that the request be granted and the time extended until June 4, 1983.

The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

November 19, 1982
Cal. No. 172-82-S

Mr. Irving M. Addis, for Charles C. Young, applicant, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 9, 1982, which approved the establishment of an off-site accessory parking lot for the parking of 17 private passenger automobiles, in a C2-2 General Commercial District, on premises at 1141-47 W. Ohio Street, to fulfill the parking requirements for the conversion of a factory building at 1147 W. Ohio Street into office space and 17 apartments.

The amendment requested is to provide 9 off-street accessory parking spaces instead of 17 spaces, based upon the decision of the Office of the Zoning Administrator, dated October 29, 1982, in which he requires 6 parking spaces for the proposed conversion, which is the amount by which the requirements for the proposed conversion exceed what would have been the requirements of the building as previously occupied by a manufacturing plant with a compliment of between 253 and 275 employees.

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

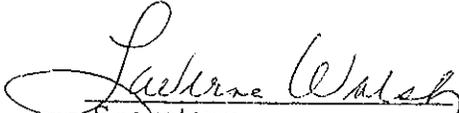
Yeas- Guthman, Cullen, Howlett, Keane and Kringas. Nays-None.

MINUTES OF MEETING

November 19, 1982

Mr. Kringas moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, December 17, 1982 at 9:00 A.M.


Secretary