

MINUTES OF MEETING

December 17, 1982

Mr. Kringas moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on December 17, 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.

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

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Cal. No. 335-82-A

Chairman Guthman moved that the resolution adopted on November 19, 1982, in Cal. No. 335-82-A, which appeal legalized the use of a one and two-story brick building on premises at 2459 S. Homan Avenue as a tavern and banquet hall, be amended by eliminating the condition "that food dispensed on the premises shall be limited to food prepared by outside sources". The motion prevailed by yeas and nays as follows:

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

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

APPLICANT: Lucille T. Dixon  
 APPEARANCES FOR: Russell D. Syracuse  
 APPEARANCES AGAINST:

CAL. NO. 338-82-S  
 MAP NO. 20-G  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED— 1115 W. 79th Street  
 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		

Application approved.

THE RESOLUTION:

WHEREAS, Lucille T. Dixon, owner, filed October 5, 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 and two-story brick building, in a B2-2 Restricted Retail District, on premises at 1115 W. 79th Street; 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 December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that 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 the area; that the public health, safety and welfare will be adequately protected in the operation of the church which provides needed services in the community; and that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that the block in which the subject site is located is not a viable business area as indicated by the vacant stores and store front churches, 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 and two-story brick building, on premises at 1115 W. 79th Street, upon condition that no more than 24 seats may be provided in the church; that access to the two required parking spaces at the rear of the premises shall be provided by installing a garage door on the alley wall of the rear building 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: Agape Community Center - Campus Crusade for Christ  
APPEARANCES FOR: David L. Scott  
APPEARANCES AGAINST:  
PREMISES AFFECTED-- 356 W. 111th Street.  
SUBJECT-- Application for the approval of a special use.

CAL. NO. 339-82-S  
MAP NO. 26-F  
MINUTES OF MEETING  
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ACTION OF BOARD--

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Campus Crusade for Christ - Agape Community Center, for Grady Mitchell, owner, filed October 22, 1982, an application for a special use under the zoning ordinance for the approval of the location and the leasing of ten parking spaces in an existing garage, in an M1-1 Restricted Manufacturing District, on premises at 356 W. 111th Street, to fulfill the parking requirements for a community center located at 342 W. 111th Street; 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 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 December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 1982; and

WHEREAS, the district maps show that the premises are located in an M1-1 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 M1-1 Restricted Manufacturing District; that the proof presented indicates that the ten parking spaces which allegedly have been set aside are the subject of a one dollar a year lease agreement, with no penalties, which would suggest that there is not adequate protection for the community that the ten parking spaces required by the Department of Planning will be available, it is therefore

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

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

APPLICANT: E & J Enterprises  
 APPEARANCES FOR: David R. Kugler  
 APPEARANCES AGAINST:

CAL. NO. 340-82-S  
 MAP NO. 1-E  
 MINUTES OF MEETING  
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PREMISES AFFECTED-- Lower level of Stetson Avenue, between E. Randolph Street and E. Lake 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, E & J Enterprises, for the Illinois Central Gulf Railroad Company, owner, filed November 3, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a C3-7 Commercial-Manufacturing District, on premises at the lower level of Stetson Avenue, between E. Randolph Street and E. Lake 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 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 December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 1982; and

WHEREAS, the district maps show that the premises are located in a C3-7 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 C3-7 Commercial-Manufacturing District; that the proof presented indicates that the subject site consists of a piece of land at the lower level of Stetson Avenue, with a width of 74 feet and a depth of 383 feet, running from E. Randolph Street to E. Lake Street, which has been used as a parking area for many years; that the proposed use 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 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 uses in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, at the lower level of Stetson Avenue, between E.

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Randolph Street and E. Lake 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 guard rails or concrete curbing shall be installed on the periphery of the surfaced area; that the lot shall be striped; that illumination shall be provided; that proper ingress and egress, as determined by the Department of Streets and Sanitation of the City of Chicago, shall be provided; that the hours of operation of the parking lot shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Fridays; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate on December 31, 1987; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that the applicant has complied with all of the provisions of this resolution.

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

APPLICANT: Winston and Jean Tumaneng  
 APPEARANCES FOR: Sheryl Fuhr and Ralph Bernstein  
 APPEARANCES AGAINST:

CAL. NO. 341-82-Z  
 MAP NO. 11-J  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 3237 W. Berteau 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, Winston and Jean Tumaneng, owners, filed November 4, 1982, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the legalization of the second floor addition by the dormering of the upper floor of a one-story frame single family residence whose front yard is 16 feet 9 inches instead of 20 feet and whose east side yard is 2 instead of 3 feet, on premises at 3237 W. Berteau 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, Sections 7.8-3 and 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 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 dormering of the upper floor of the residence is necessary to provide additional bedrooms necessary to meet the needs of the family of the applicants; that the plight of the owner is due to unique circumstances in that the addition will maintain the same side yards as the existing structure; and that the subject site is located in a block in which many of the residences have dormered upper floors and, therefore, will not alter the essential character of the locality, 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 legalization of the second floor addition by the dormering of the upper floor of a one-story frame single family residence

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whose front yard is 16 feet 9 inches instead of 20 feet and whose east side yard is 2 instead of 3 feet, on premises at 3237 W. Berteau 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: Cotter & Company  
 APPEARANCES FOR: Douglas G. Davidson  
 APPEARANCES AGAINST:

CAL. NO. 342-82-S  
 MAP NO. 7-H  
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PREMISES AFFECTED— 2525 N. Clybourn Avenue, 1731-55 W. Wrightwood Avenue, 1761-83 W. Altgeld Street and 1700-26 W. Terra Cotta Place  
 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, Cotter & Company, owner, filed November 9, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 2525 N. Clybourn Avenue, 1731-55 W. Wrightwood Avenue, 1761-83 W. Altgeld Street and 1700-26 W. Terra Cotta Place, for the use of a business located at 2600 and 2740 N. Clybourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 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 the proof presented indicates that a parking lot at this location is necessary to accommodate the needs of the applicant company; that the public health, safety and welfare will be adequately protected in the design and operation of the lot to be improved and operated under the conditions hereinafter set forth; and that the use is compatible with the industrial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles, on premises at 2525 N. Clybourn Avenue, 1731-55 W. Wrightwood Avenue, 1761-83 W. Altgeld Avenue and 1700-26 W. Terra Cotta Place, for the use of a business located at 2600 and 2740 N. Clybourn Avenue, upon condition that no

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and shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that guard rails shall be erected on the periphery of the surfaced area; that the lot shall be striped; that illumination shall be provided; that ingress and egress shall be from W. Wrightwood Avenue; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and 8 P.M., Mondays through Fridays; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by 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 808

APPLICANT: Rudnick & Wolfe  
 APPEARANCES FOR: Ruth Wuorenma  
 APPEARANCES AGAINST:

CAL. NO. 343-82-S  
 MAP NO. 1-E  
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PREMISES AFFECTED-- 2 E. Ontario Street and 627-41 N. State Street  
 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		

Application approved.

THE RESOLUTION:

WHEREAS, Rudnick & Wolfe, for the American National Bank & Trust Company of Chicago, Trust No. 55100, owner, filed November 17, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of 215 public parking spaces in a 9-level parking garage which is part of a 52-story business/residential development under construction, in a B7-6 General Central Business District, on premises at 2 E. Ontario Street and 627-41 N. State Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 1982; and

WHEREAS, the district maps show that the premises are located in a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B7-6 General Central Business District; that the proof presented indicates that a multi-use building is under construction on the subject site; that 215 parking spaces are provided in addition to the 259 parking spaces required for the residential use of the building; that providing 215 public parking spaces at this location is necessary for the public convenience in that there is a definite need for residential and commercial parking in this high density area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed public parking; and that the use 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 215 public parking spaces in the 9-level parking garage, which is part of a 52-story business/residential development

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under construction, on premises at 2 E. Ontario Street and 627-41 N. State Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued herein.

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

APPLICANT: Edith Wilborn  
 APPEARANCES FOR: Louis Baskin, Edith Wilborn  
 APPEARANCES AGAINST:

CAL. NO. 344-82-A  
 MAP NO. 14-G  
 MINUTES OF MEETING  
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PREMISES AFFECTED— 5540 S. Racine 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 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, Edith Wilborn, owner, filed October 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a second hand store on the first floor of a two-story frame store building, in a B2-1 Restricted Retail District, on premises at 5540 S. Racine Avenue; 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 8.3-2.

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 said use is located in a B2-1 Restricted Retail District; that the second hand store has been an established family business at the subject site for the past 11 years; 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 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 continued operation of a second hand store on the first floor of a two-story frame store building, on premises at 5540 S. Racine Avenue, upon condition that the hours of operation shall be limited to the hours between 10:00 A.M. and 5:00 P.M., Tuesday through Saturday; that all business activities be maintained within the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Vithal V. Patel

CAL. NO. 345-82-A

APPEARANCES FOR:

MAP NO. 13-I

APPEARANCES AGAINST:

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PREMISES AFFECTED— 4947 N. Kedzie Avenue

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

ACTION OF BOARD—

Application withdrawn on  
action 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: Willie Reed  
APPEARANCES FOR: Willie Reed  
APPEARANCES AGAINST:

CAL. NO. 346-82-A  
MAP NO. 4-I  
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PREMISES AFFECTED— 3161 W. Ogden 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, Willie Reed, for Fellowship Baptist Church, owner, filed October 18, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair garage and the continued storage of two trucks in a one-story garage building, in an R4 General Residence District, on premises at 3161 W. Ogden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1982 reads:  
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 December 17, 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 existing non-conforming one-story garage building had been used as a repair garage in conjunction with a used car lot; that trucks have been stored on the lot for many years; that the premises were rezoned from B4-2 to R4 in 1980; that licensing requirements have caused the case to be filed; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a automobile repair garage and the continued storage of two trucks in a one-story garage building, on premises at 3161 W. Ogden Avenue, upon condition that no spray painting, body or fender work shall be done on premises; that the hours of operation shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Gerald J. Dudziak  
 APPEARANCES FOR: Gerald J. Dudziak, David Dudziak  
 APPEARANCES AGAINST:  
 PREMISES AFFECTED— 1925 W. Cortland Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.  
 ACTION OF BOARD—

CAL. NO. 347-82-A  
 MAP NO. 5-H  
 MINUTES OF MEETING  
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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, Gerald J. Dudziak, owner, filed October 19, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the dispensing of food in an existing tavern in a one-story brick store building, in an R3 General Residence District, on premises at 1925 W. Cortland Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 an existing tavern on the subject site; that the dispensing of food is an accessory use to a tavern; that no violation of the zoning ordinance exists nor is contemplated; and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the dispensing of food in an existing tavern in a one-story brick store building, on premises at 1925 W. Cortland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

Johnny Stallworth

CAL. NO. 348-82-A

Johnny Stallworth

MAP NO. 22-B

AGAINST:

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AFFECTED— 3227 E. 91st Street

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

MEMORANDUM 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, Johnny Stallworth, for Pilgrim Baptist Church, owner, filed October 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 the store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 3227 E. 91st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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 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 December 17, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses; 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 the store on the first floor of a two-story brick store and apartment building, on premises at 3227 E. 91st Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 8:00 P.M., Monday through Saturday; 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: D. Daniel Doyal  
 APPEARANCES FOR: D. Daniel Doyal  
 APPEARANCES AGAINST:

CAL. NO. 349-82-A  
 MAP NO. 16-D  
 MINUTES OF MEETING  
 December 17, 1981

PREMISES AFFECTED— 1372-74 E. 70th 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. Krings

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

THE RESOLUTION:

WHEREAS, D. Daniel Doyal, owner, filed October 21, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a launderette and dry cleaning pickup station in a one-story brick store building, in an R4 General Residence District, on premises at 1372-74 E. 70th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 December 17, 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 District and is a unit of a non-conforming 6-store business complex, which includes occupancy by an auto repair shop and a pool hall; that the establishment of a launderette and dry cleaning pickup station is proper in this instance; 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 launderette and dry cleaning pickup station in a one-story brick store building, on premises at 1372-74 E. 70th Street, 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 automatic dry cleaning machines be installed on the premises; 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 certificate of occupancy is issued.

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

APPLICANT: Howard Brown Memorial Clinic  
 APPEARANCES FOR: Harley E. McMillen  
 APPEARANCES AGAINST:

CAL. NO. 350-82-A  
 MAP NO. 9-G  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED-- 3209 N. Clark 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, Howard Brown Memorial Clinic, for Gabor M. Zlosnay, owner, filed October 26, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second hand store in the store on the first floor of a four-story brick store and apartment building, in a B3-3 General Retail District, on premises at 3209 N. Clark 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 the City 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 December 17, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-3 General Retail District; that the proof presented indicates that the appellant is a not-for-profit health clinic; that the resale shop was started for the purpose of fund raising for the clinic; that the items to be sold are donated and consist of used clothing, small items and antiques; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of second hand store on the first floor of a four-story brick store and apartment building, on premises at 3209 N. Clark Street, upon condition that the items to be sold on the premises shall be limited to small items, clothing and antiques; that all activities, including the display of merchandise, shall be within the confines of 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: Robert Cordero  
 APPEARANCES FOR: Robert and Rosa Cordero  
 APPEARANCES AGAINST:

CAL. NO. 351-82-A  
 MAP NO. 7-J  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED-- 3013 N. Kimball Avenue

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

ACTION OF BOARD--

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Robert Cordero, owner, filed October 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in a two-story frame residential building, in an R3 General Residence District, on premises at 3013 N. Kimball Avenue; 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 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 December 17, 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 appellant purchased the building on the subject site in May of 1981 as a residential building and established a beauty shop on the first floor; that the Board has no authority to permit the establishment of a business use in a residential building in a residential district; 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: Key West, Ltd.  
 APPEARANCES FOR: Robert D. Tyler, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 352-82-A  
 MAP NO. 7-H  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED-- 2409 N. Western Avenue  
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Key West, Ltd., for Lawrence J. Morello, owner, filed November 1, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of tropical fish and birds, accessory to an existing florist and greenhouse on the first floor of a one and two-story brick building, in an M1-2 Restricted Manufacturing District, on premises at 2409 N. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 15, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held December 17, 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 in an existing florist and greenhouse building on the subject site; that the sale of tropical fish and birds is an accessory use to the existing business; that no violation of the zoning ordinance exists nor is contemplated; and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of tropical fish and birds, accessory to an existing florist and greenhouse business, on the first floor of a one and two-story brick building, on premises at 2409 N. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Joseph A. Ricchio  
APPEARANCES FOR: Joseph A. Ricchio, Richard Hofestede  
APPEARANCES AGAINST: Nancy Miller

CAL. NO. 353-82-A  
MAP NO. 7-F  
MINUTES OF MEETING  
December 17, 1982

PREMISES AFFECTED-- 2850 N. Orchard 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, Joseph A. Ricchio, for Richard Hofestede, owner, filed November 2, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as four apartments lacking off-street parking, in an R5 General Residence District, on premises at 2850 N. Orchard Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 two-story frame building on the subject site has been occupied as four apartments since prior to August, 1953; that the appellant has a right to continue the occupancy of the building as four apartments provided the building is brought into compliance with building code regulations it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a two-story frame building, on premises at 2850 N. Orchard Street, as four 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: Charles Lloyd  
 APPEARANCES FOR: Charles Lloyd  
 APPEARANCES AGAINST:

CAL. NO. 354-82-A  
 MAP NO. 10-E  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED— 3947 S. Indiana Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Charles Lloyd, for Evelyn Blackman, owner, filed November 8, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store building, in an R5 General Residence District, on premises at 3947 S. Indiana Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been previously occupied by business uses; that a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story brick store building, on premises at 3947 S. Indiana Avenue, upon condition that the hours of operation shall be limited to the hours between 7:00 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: Mildred Irvin  
 APPEARANCES FOR: Mildred Irvin, Warren Spitz  
 APPEARANCES AGAINST:

CAL. NO. 355-82-A  
 MAP NO. 16-E  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED— 6740 S. Wabash Avenue  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Mildred Irvin, owner, filed November 6, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story brick building on front of lot as three apartments on a lot improved with a two-story brick residential building at rear, in an R3 General Residence District, on premises at 6740 S. Wabash 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 one-story brick building on front of lot on subject site has been occupied as three apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three apartments provided the building is brought into compliance with building code regulations; and 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 one-story brick building on front of lot, on premises at 6740 S. Wabash Avenue, as three apartments on a lot improved with a two-story brick residential 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 before a permit is issued.

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

APPLICANT: Vargas Groceries  
APPEARANCES FOR: Carlos Vargas  
APPEARANCES AGAINST:

CAL. NO. 356-82-A  
MAP NO. 2-I  
MINUTES OF MEETING  
December 17, 1982

PREMISES AFFECTED— 2449 W. Harrison Street.

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

ACTION OF BOARD—

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		

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

THE RESOLUTION:

WHEREAS, Vargas Groceries, for Ricardo Vargas, owner, filed November 9, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of an overhanging identification sign on the front of a grocery store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2449 W. Harrison Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 it is proposed to replace an overhanging identification sign on the premises; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of an overhanging identification sign on the front of a grocery store on the first floor of a two-story brick store and apartment building, on premises at 1449 W. Harrison 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: Rosie M. Taylor  
 APPEARANCES FOR: Rosie M. Taylor  
 APPEARANCES AGAINST:

CAL. NO. 357-82-A  
 MAP NO. 16-C  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED— 2122 E. 71st Street.  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

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		

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

THE RESOLUTION:

WHEREAS, Rosie M. Taylor, for Urban Services, owner, filed November 10, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a resale shop in a one-story brick store building, in a B3-3 General Retail District, on premises at 2122 E. 71st Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 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 December 17, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-3 General Retail District; that the subject site is a unit of a business complex, occupied by various business uses, including a medical clinic; that the proposed use is a resale shop for small items and antiques; 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 resale shop in the one-story brick store building, on premises at 2122 E. 71st Street, upon condition that all activities shall take place within the confines of the store; that the hours of operation shall be limited to the hours between 12 A.M. and 6 P.M., Mondays through Fridays, and from 10 A.M. until 6 P.M. on Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Robert H. Gullstrom  
 APPEARANCES FOR: Robert H. Gullstrom, Elsa Bevacqua  
 APPEARANCES AGAINST:

CAL. NO. 358-82-A

MAP NO. 7-L

MINUTES OF MEETING

December 17, 1982

PREMISES AFFECTED-- 2449 N. Central 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, Robert H. Gullstrom, for Elsa Bevacqua, owner, filed November 10, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hardware store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 2449 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 December 17, 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 that the non-conforming store in the building on the subject site had been occupied as a real estate office; that the change of use to a hardware 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 hardware store on the first floor of a two-story brick store and apartment building, on premises at 2449 N. Central Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 9:00 P.M., Monday through Saturday and 12:00 Noon and 4:00 P.M., Sunday; 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: Gladys Thompson  
 APPEARANCES FOR: Gladys Thompson  
 APPEARANCES AGAINST:

CAL. NO. 359-82-A  
 MAP NO. 18-C  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED— 2030 W. 73rd 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, Gladys Thompson, owner, filed November 10, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as four apartments with off-street parking for three automobiles, in an R4 General Residence District, on premises at 2030 E. 73rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 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 three-story brick building on the subject site has been occupied as four apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a three-story brick building, on premises at 2030 W. 73rd Street, as four apartment with off-street parking for three automobiles, 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: Daniel L. Houlihan & Associates, Ltd.

CAL. NO. 362-82-A

APPEARANCES FOR: Sharon M. Sullivan

MAP NO. 13-S

APPEARANCES AGAINST:

MINUTES OF MEETING

December 17, 1982

PREMISES AFFECTED-- 6747 N. Elmhurst 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, Daniel L. Houlihan & Associates, Ltd., for C. Groot Automatic, owner, filed November 24, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a waste transfer station within two one-story brick buildings, in an M3-2 Heavy Manufacturing District, on premises at 6747 N. Elmhurst Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 24, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1982; and

WHEREAS, the district maps show that the premises are located in an M3-2 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:

1. That the subject site, consisting of approximately 6.5 acres is located on the westerly edge of O'Hare International Airport and on the east side of N. Elmhurst Road approximately 2400 feet north of W. Devon Avenue, or the line thereof if extended, and is commonly known as 6747 N. Elmhurst Road.

2. That heavy manufacturing, industrial and airport land uses surround the subject site; adjacent to the east of the subject site are the Chicago and Northwestern Railway tracks and O'Hare International Airport; adjacent to the south of the subject site are the construction and storage yards of Material Service Corporation and Underground Pipe & Supply Company, which properties were annexed to the City of Chicago on August 3, 1965, and zoned M3-2 Heavy Manufacturing District; and north and west of the subject site are industrial parks in the Village of Elk Grove.

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December 17, 1982

Cal. No. 362-82-A

3. That the site, prior to its annexation to the City of Chicago on November 14, 1980, was zoned I-1, Industrial District under the terms of the Cook County Ordinance, and was formerly the site of an asphalt plant, since abandoned.
4. That following a public hearing on November 12, 1980, and in conformity with the recommendation of the Department of Planning, the subject site was annexed to the City of Chicago and zoned M3-2 Heavy Manufacturing District pursuant to ordinances adopted by the City Council of the City of Chiago on November 14, 1980.
5. That the Zoning Administrator reviewed and approved the proposed use of the subject site for a transfer station and so indicated by placing his stamp of approval upon the construction permit application, which permit was subsequently issued by the Department of Inspectional Services in March, 1982.
6. That the Department of Consumer Services reviewed and approved the use of the subject property for a transfer station and issued a permit on March 24, 1982, authorizing said use, pursuant to Section 17-7.3 of the Municipal Code of Chicago.
7. That the Commissioner of the Department of Planning advised the Illinois Environmental Protection Agency by letter of March 3, 1982, that "the intended use of the subject property for a waste transfer station is a permitted use under the terms of the M3-2 District and said use is approved for the site".
8. That all City of Chicago and State of Illinois permits have been issued authorizing the use of the subject property for a waste transfer station.
9. That construction has been completed and use commenced.
10. That Appellant's investment in the site in reliance on the adopted annexation and zoning ordinances and the issued construction and licensing permits is in excess of One Million Five Hundred Thousand Dollars (\$1,500,000.00).
11. That the City of Chicago is estopped from denying the continued use of the subject property for a transfer station because of Appellant's substantial investment in reliance on the adopted annexation and zoning ordinances and issued construction and licensing permits, and the actual operation of a transfer station on the subject site, all prior to the Zoning Administrator's interpretation of the Chicago Zoning Ordinance as requiring special use authorization for the operation of a transfer station.
12. That having determined that the City is estopped from denying the continued use of the subject site for a transfer station, it is not necessary for this Board to determine whether, under the terms of the Chicago Zoning Ordinance, a waste transfer station is a permitted use, which is the opinion of the Commissioner of the Department of Planning, or a special use, which is the opinion of the Zoning Administrator.

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 use of the premises at 6747 N. Elmhurst Road for a waste transfer station, upon condition that all applicable ordinances of the City of Chicago in the said operation.

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  
 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  
 December 17, 1982

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, East End Associates, owner, filed September 24, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in an R7 General Residence District, on premises at 4926 S. East End Avenue and 4915-35 S. Cornell Avenue, for the use of an apartment building at 1640 E. 50th 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 7.4-7 and 7.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on October 15, November 19 and December 17, 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 R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R7 General Residence District; that the history of the subject site indicates long usage as a parking area; that this is a high density area with a great need for off-street parking; that the establishment of a parking lot at this location is necessary for the public convenience to provide off-street parking for the residents of the apartment building at 1640 E. 50th Street and to relieve congestion in the streets; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; and that the establishment of a parking lot, improved in compliance with zoning regulations, with provision for landscaping, will not cause substantial injury to the value of other property in the neighborhood in that it will improve the parking situation in the area which is one of the major problems of 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 an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 4926 S. East End Avenue

MINUTES OF MEETING  
December 17, 1982  
Cal. No. 280-82-S

and 4915-35 S. Cornell Avenue, for the use of an apartment building at 1640 E. 50th 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 a triangular area fronting on East End Avenue for a distance of 40 feet, abutting the apartment building at 4940 S. East End Avenue, and running 35 feet along the southeasterly lot line of the subject lot, shall be landscaped in accordance with amended Plan No. 1A, dated December 17, 1982, with provision for hedge planting, not more than three feet in height and planted for a depth of three feet, in the area immediately abutting the parking space, with grass and trees to be planted and maintained in the area between the hedge planting and the sidewalk; 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 may not run into city streets; that concrete curbing shall be installed on the periphery of the parking spaces; that illumination shall be provided which will be deflected away from abutting residential properties; that the lot shall be enclosed with a five foot fence, except for that portion of the lot abutting the building at 4940 S. East End Avenue; that a driveway shall be provided on East End Avenue, as shown on Plan No. 1A; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the use of the premises as a parking lot shall terminate on December 17, 1987; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that the applicant has complied with all of the provisions of this resolution.

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

CAL. NO. 281-82-Z  
 MAP NO. 12-C  
 MINUTES OF MEETING  
 December 17, 1982

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, East End Associates, owner, filed September 24, 1982, an application for a variation of the zoning ordinance to permit, in an R7 General Residence District, the establishment of a parking lot for the parking of private passenger automobiles with no front yard instead of 15 feet and which will be open and illuminated between the hours of 10 P.M. and 7 A.M., on premises at 4926 S. East End Avenue and 4915-35 S. Cornell Avenue; 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 5.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on October 15, November 19 and December 17, 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 R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R7 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it is essential to create the maximum parking and the provision for landscaping in the triangular area, which constitutes the major portion of the front yard on East End Avenue, minimizes the effect of a front yard variation; that the illumination of the lot during the night hours is a necessary safety feature; that the plight of the owner is due to the irregular shape of the lot and the need to utilize it during the night hours; and that waiving the 15 foot front yard setback on East End Avenue but providing for a landscaped area on East End Avenue in an illuminated parking lot will not alter the essential character of this locality which is improved with high rise apartment building and parking lots, 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

MINUTES OF MEETING

December 17, 1982

Cal. No. 281-82-Z

ordinance and that a variation be and it hereby is granted to permit the establishment of a parking lot for the parking of private passenger automobiles with no front yard instead of 15 feet and which will be open and illuminated between the hours of 10 P.M. and 7 A.M., on premises at 4926 S. East End Avenue and 4915-35 S. Cornell 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: Ashraf Ali

APPEARANCES FOR: Jim Wolf

APPEARANCES AGAINST:

PREMISES AFFECTED— 1711-19 W. Division Street.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued until  
January 21, 1983.

CAL. NO. 300-82-S

MAP NO. 3-H

MINUTES OF MEETING  
December 17, 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: Martin R. Lewis  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST: Leo Skvarla, et al.

CAL. NO. 301-82-A  
 MAP NO. 12-J  
 MINUTES OF MEETING  
 December 17, 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

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, Martin R. Lewis, for Cosmopolitan National Bank, Trust #25024, owner, filed August 11, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the parking of trucks as an accessory use to a hotel that serves truckers, in a B5-3 General Service District, on premises at 5315-45 S. Pulaski Road, which, it is alleged, is not in violation of the zoning ordinance; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.11-2."

and

WHEREAS, a public hearing was held on this case by the Zoning Board of Appeals at its regular meeting held on December 17, 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 said use is located in a B5-3 General Service District; that the Board takes judicial notice of its resolution of July 14, 1959 wherein the Board granted a variation to permit the erection of a two-story brick motel on the subject site with no rear yard instead of 30 feet and on August 29, 1959 amended the resolution by changing the word "motel" to the word "hotel"; that the Rolling Wheels Motor Hotel has been in operation at this location since its erection, catering almost exclusively to over the road truckers who utilize the parking lot in front of the hotel for the parking of their truck tractors; that the Board finds that the off-street parking area on the site is accessory to the use of the premises as a hotel in that listed as an Accessory Use, under Section 3.2 g of the zoning ordinance, we find "Off-street motor vehicle parking areas and loading facilities" and by definition, under Section 3.2: "a motor vehicle is any passenger vehicle, truck, truck-trailer, trailer or semi-trailer propelled or drawn by mechanical power"; 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

MINUTES OF MEETING

December 17, 1982

Cal. No. 301-82-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the parking of truck tractors as an accessory use to the hotel, on premises at 5315-45 S. Pulaski Road, upon condition that no trailers shall be parked upon the premises at any time; that the tractors shall be parked within the lot lines of the subject site with no portion of the tractors extending onto the sidewalk, public ways or adjoining property; that the motors of the tractors shall be turned off at all times they are parked upon the premises, except for a brief warm-up period of no more than 15 minutes prior to leaving the premises, during which period the driver must remain in the vehicle; and that all applicable ordinances of the City of Chicago shall be complied with in the use of the property.

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

APPLICANT: Hoving & Sons, Inc.  
 APPEARANCES FOR: John J. Pikarski, Jr.  
 APPEARANCES AGAINST:

CAL. NO. 360-82-S  
 MAP NO. 1-G  
 MINUTES OF MEETING  
 December 17, 1982

PREMISES AFFECTED— 1200-28 W. Carroll 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, Hoving & Sons, Inc., owner, filed November 18, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station in a one-story building, in an M2-4 General Manufacturing District, on premises at 1200-28 W. Carroll 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 10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 17, 1982 after due notice thereof by publication in the Chicago Sun-Times on November 29, 1982; and

WHEREAS, the district maps show that the premises are located in an M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M2-4 General Manufacturing District; that the applicant company has operated a waste disposal business in the city of Chicago since the year 1913 and has operated a waste transfer station at the subject site since the year 1973; that the subject site consists of three separate building areas under roof, utilized as a storage and repair garage, a solid waste transfer station and a paper recycling function; that in the waste transfer operation, vehicles pick up refuse and bring to a central spot where it is unloaded and reloaded onto transport vehicles to take to a landfill site; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that there is a reduction in truck miles on streets resulting from the transfer operation, keeping disposal costs low and providing an essential service for an urbanized society; that the public health, safety and welfare will be adequately protected in the proposed operation in that all organic and non-compactable wastes are loaded on trucks at the end of the day and the tipping floor is swept clean, that compactable wastes are packed into a completely enclosed trailer; that rodent, dust, litter and noise control is provided; and that the use of the premises as a waste transfer station is compatible with the type of industrial uses in the area and will not cause substantial injury to the value of other

MINUTES OF MEETING

December 17, 1982

Cal. No. 360-82-S.

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 waste transfer station in the one-story building, on premises at 1200-28 W. Carroll 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: William Flood

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 2434-2624 E. 134th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued until  
February 25, 1983.

CAL. NO. 361-82-S

MAP NO. 32-B

MINUTES OF MEETING  
December 17, 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		

MINUTES OF MEETING

December 17, 1982

Cal. No. 145-82-Z

Mr. Gregory Furda presented a request for an extension of time in which to obtain permits for the conversion of a three-story brick building from three to six apartments, on premises at 955 W. Carmen Avenue, for which a variation of the zoning ordinance was granted waiving the one required loading dock and with four of the required six parking spaces located off-site on June 4, 1982, in Cal. No. 145-82-Z.

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, Keane and Kringas. Absent-Howlett.

MINUTES OF MEETING

December 17, 1982

Cal. No. 286-78-S

The Rev. Wilson Daniels, for the United Baptist Church, presented a request to amend the resolution adopted by the Board on March 16, 1979, which special use approved the establishment of an off-site parking lot, on premises at 1144 S. Keeler Avenue, to fulfill the parking requirements for an addition to a church located at 4220 W. Roosevelt Road, under certain conditions.

The amendment requested is to delete the condition: "That ingress and egress shall be from S. Keeler Avenue and that the alley abutting the facility may not be used for ingress nor for egress."

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

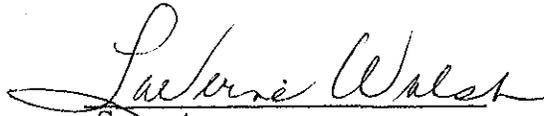
Yeas- Guthman, Cullen, Keane and Kringas. Absent- Howlett.

MINUTES OF MEETING

December 17, 1982

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, January 21, 1983.

  
Secretary