

MINUTES OF THE REGULAR MEETING OF THE  
ZONING BOARD OF APPEALS

held in Room 569 County Building on February 25, 1983  
at 9:00 A.M. and 2:15 P.M.

The following were present and constituted a quorum:

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

Absent-  
John P. Kringas

MINUTES OF MEETING

February 25, 1983

Mr. Keane moved to approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on January 21, 1983 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

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

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

APPLICANT: The Salvation Army  
 APPEARANCES FOR: Richard M. Janci  
 APPEARANCES AGAINST:

CAL. NO. 32-83-S  
 MAP NO. 2-I  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 20 S. Campbell Avenue and 2500-14 W. Monroe Street  
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Salvation Army, owner, filed December 16, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment and erection of a one-story brick community center and chapel, in an R5 General Residence District, on premises at 20 S. Campbell Avenue and 2500-14 W. Monroe Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983 after due notice thereof by publication in the Chicago Tribune on February 7, 1983; 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 Salvation Army proposes to establish a community center at this location, the activities of which include religious services, child care programs and activities, youth programs and activities, adult educational programs, counseling and social service programs; that the proposed use is necessary for the public convenience at this location to provide needed social services in the community; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility; and that the use of the premises as a Human Resource Center, serving the spiritual and physical needs of the community, 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 and erection of a one-story brick community center and chapel, on premises at 20 S. Campbell Avenue and 2500-14 W. Monroe Street, upon condition that off-street parking shall be provided at 2517-23 W. Madison Street, 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 Salvation Army  
APPEARANCES FOR: Richard M. Janci  
APPEARANCES AGAINST:

CAL. NO. 33-83-Z  
MAP NO. 2-I  
MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED— 20 S. Campbell Avenue and 2500-14 W. Monroe Street  
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Salvation Army, owner, filed December 16, 1982, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a one-story brick community center with no south side yard instead of 7.5 feet, on premises at 20 S. Campbell Avenue and 2500-14 W. Monroe Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-3(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983 after due notice thereof by publication in the Chicago Tribune on February 7, 1983; 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 Salvation Army has operated a community center in this area since the year 1939 in a building that is too small for their expanded programs; 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 if required to provide a 7.5 foot side yard would result in a loss of 1,000 square feet of activity space which would require the applicant to reduce its programs; that the plight of the owner is due to unique circumstances; and that the proposed use will not alter the essential character of the locality in that the building and use proposed will be compatible with the existing improvements in the area, it is therefore

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

MINUTES OF MEETING

February 25, 1983

Cal. No. 33-83-Z

brick community center with no south side yard instead of 7.5 feet, on premises at 20 S. Campbell Avenue and 2500-14 W. Monroe 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: The Salvation Army

CAL. NO. 34-83-S

APPEARANCES FOR: Richard M. Janci

MAP NO. 2-I

APPEARANCES AGAINST:

MINUTES OF MEETING

February 25, 1983

PREMISES AFFECTED— 2517-23 W. Madison 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, the Salvation Army, owner, filed December 16, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in a C1-2 Restricted Commercial District, on premises at 2517-23 W. Madison Street, to fulfill the parking requirements for a proposed community center and chapel at 20 S. Campbell Avenue and 2500-14 W. Monroe Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983 after due notice thereof by publication in the Chicago Tribune on February 7, 1983; 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 a parking lot at this location is necessary for the public convenience to fulfill the parking requirements of the proposed community center and chapel at 20 S. Campbell Avenue and 2500-14 W. Monroe Street; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; and that the proposed 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 an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2517-23 W. Madison Street, to fulfill the parking requirements for a proposed community center and chapel at 20 S. Campbell Avenue and 2500-14 W. Monroe Street, upon condition that no use shall be made of the

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property for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that guard rails shall be erected on the periphery of the surfaced area; that ingress and egress shall be from W. Madison Street; that the alley abutting the facility may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; 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: Pleasant Green Missionary Baptist Church  
 APPEARANCES FOR: Julian R. Hansen  
 APPEARANCES AGAINST:

CAL. NO. 35-83-S  
 MAP NO. 18-F  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 7545 S. Vincennes 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 Pleasant Green Missionary Baptist Church, owner, filed January 7, 1983, an application for a special use under the zoning ordinance for the approval of the location and the erection of a second floor addition, 28 by 118 feet, at the north end of a one-story brick church building, in a C1-2 Restricted Commercial District, on premises at 7545 S. Vincennes Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983 after due notice thereof by publication in the Chicago Tribune on February 7, 1983; 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 on August 17, 1972 the Board approved the establishment of a church in the one-story brick building on the subject site; that the proof presented indicates that due to the expansion of the church membership, additional facilities are needed to accommodate the congregation; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use, which provides needed services in the community and with provision for ample off-street parking; and that the use 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 erection of a second floor addition, 28 by 118 feet, at the north end of a one-story brick church building, on premises at 7545 S. Vincennes 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: Erie-McClurg Partnership, Ltd.

CAL. NO. 36-83-S

APPEARANCES FOR: Maureen E. Connors

MAP NO. 1-E

APPEARANCES AGAINST: J. W. Hamerschlog, Richard H. Lillie, Jr., et al

MINUTES OF MEETING  
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PREMISES AFFECTED— 401-25 E. Erie Street and 641-49 N. McClurg Court

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued until  
April 15, 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: Nick Curio  
 APPEARANCES FOR: Michelle Curio  
 APPEARANCES AGAINST:

CAL. NO. 37-83-A  
 MAP NO. 14-M  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 6158 S. Moody 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, Nick Curio, owner, filed December 15, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the erection of an enclosed patio addition, 8 ft. by 22.5 ft., to an existing 24 ft. by 22.5 ft. detached garage which exceeds by 180 sq. ft. the allowable coverage, at the rear of a lot improved with a one-story brick single family residence, in an R2 Single Family Residence District, on premises at 6158 S. Moody Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 5.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the windows and screens have been installed in the patio addition to the garage as a protection against the weather; that no violation exists nor was 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 legalize the erection of an enclosed patio addition, 8 ft. by 22.5 ft., to an existing 24 ft. by 22.5 ft. detached garage, at the rear of a lot improved with a one-story brick single family residence, on premises at 6158 S. Moody Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: David Krepp  
 APPEARANCES FOR: David Krepp  
 APPEARANCES AGAINST: 1101 N. Damen Avenue

CAL. NO. 38-83-A  
 MAP NO. 3-H  
 MINUTES OF MEETING  
 February 25, 1983

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

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, David Krepp, for David Krepp and Ray Travaglio, owners, filed December 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a three-story brick building containing a tavern, banquet hall and 34 lodging rooms, to nine apartments, lacking off-street parking, in an R4 General Residence District, on premises at 1101 N. Damen Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the building was constructed as a tavern, banquet hall and 34 lodging rooms; that the conversion of the building to nine apartments 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 conversion of a three-story brick building containing a tavern, banquet hall and 34 lodging rooms, on premises at 1101 N. Damen Avenue, to nine 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.

APPLICANT: Jose C. Reyes  
 APPEARANCES FOR: Jose C. Reyes  
 APPEARANCES AGAINST:

CAL. NO. 39-83-A  
 MAP NO. 28-F  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 143 W. 115th 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, Jose C. Reyes, owner, filed December 16, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-and-a-half story frame building as two apartments, including the two-story front addition and two-story enclosed rear porch, in an R3 General Residence District; on premises at 143 W. 115th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 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, Sections 7.5-3; 7.6-3; 7.8-3 and 7.7-3."

and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the one-and-a-half story frame building has been occupied as two 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 two apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a one-and-a-half story frame building, including the existing two-story front addition and two-story enclosed rear porch, on premises at 143 W. 115th Street, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Alexandros Tsekeris

CAL. NO. 40-83-A

APPEARANCES FOR: Alexandros Tsekeris

MAP NO. 11-H

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED— 2005 W. Montrose Avenue

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

ACTION OF BOARD—

THE VOTE

Case withdrawn upon motion  
of applicant.

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: Bernice Schaffer  
 APPEARANCES FOR: Bernice Schaffer  
 APPEARANCES AGAINST:

CAL. NO. 41-83-A  
 MAP NO. 12-G  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 5201 S. Racine 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, Bernice Schaffer, owner, filed December 9, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in a one-story frame store and apartment building, in an R4 General Residence District, on premises at 5201 S. Racine Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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 on June 12, 1979 the Board denied an appeal seeking to establish a tavern in the store on the subject site, Cal. No. 128-79-A, and on February 25, 1980 denied an appeal seeking to establish a grocery store in the store on the subject site, #39-80-A, both cases having been denied on the basis of the store having been vacant and unoccupied in excess of one year; that the store has been vacant since that time; 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: Thomas H. Honn  
 APPEARANCES FOR: Thomas H. Honn  
 APPEARANCES AGAINST:

CAL. NO. 42-83-A  
 MAP NO. 17-H  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 1947-49 W. Estes 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 H. Honn, owner, filed December 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit roof alterations and the installation of dormer windows in a one-and-a-half story frame building at the rear of lot occupied as a garage and hobby workshop on a lot improved with a two-story frame two-apartment building and a three-car brick garage, in an R3 General Residence District, on premises at 1947-49 W. Estes Avenue, which, it is alleged, is an accessory building and not in violation of the zoning ordinance; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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, Sections 5.5 and 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 February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is located in an R3 General Residence District; that the proof presented indicates that the one-and-a-half story frame building on the rear of the lot is used as a private garage and hobby workshop; that the roof alterations are for the purpose of additional light and ventilation only; that the building is an accessory building and is not in violation 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 roof alterations and the installation of dormer windows in a one-and-a-half story frame building at the rear of lot occupied as a garage and hobby workshop on a lot improved with a two-story frame two-apartment building and a three-car brick garage, on premises at 1947-49 W. Estes 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: Simpson B. and Mattie L. Robinson  
 APPEARANCES FOR: Simpson B. Robinson, Sr.  
 APPEARANCES AGAINST:

CAL. NO. 43-83-A  
 MAP NO. 14-E  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 6209-11 S. Prairie 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, Simpson B. and Mattie L. Robinson, for Independence Bank of Chicago, Tr. #20626, owner, filed December 27, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a shop for the repair of washers and dryers in a one and two-story brick building, in an R5 General Residence District, on premises at 6209-11 S. Prairie Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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 building on the subject site has been occupied as a commercial laundry; that the change of use to a shop for the repair of washers and dryers 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 shop for the repair of washers and dryers in a one and two-story brick building, on premises at 6209-11 S. Prairie Avenue, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 4:00 P.M., Monday through Saturday, and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Mattie Bryant  
APPEARANCES FOR: Mattie Bryant  
APPEARANCES AGAINST:

CAL. NO. 44-83-A  
MAP NO. 4-H  
MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED— 1757 W. Washburne 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, Mattie Bryant, for Alfornea Horne, owner, filed December 29, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a candy store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1757 W. Washburne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1982 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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, the last use having been a rummage shop; that the change of use to a candy 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 continued operation of a candy store on the first floor of a three-story brick store and apartment building, on premises at 1757 W. Washburne Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 8:00 P.M.; and that no alcoholic beverages be sold on the premises; that there shall be no automatic amusement machines on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Emad Hijazeen

CAL. NO. 45-83-A

APPEARANCES FOR: None

MAP NO. 3-K

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED— 4353 W. Augusta Boulevard

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

ACTION OF BOARD—

Application 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: Emilia Villasenor  
 APPEARANCES FOR: Emilia Villasenor, Geronimo Composano  
 APPEARANCES AGAINST:

CAL. NO. 46-83-A  
 MAP NO. 3-G  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 1248 N. Cleaver Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Emilia Villasenor, for Faustino and Emilia Villasenor, owners, filed January 4, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1248 N. Cleaver Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 27, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 February 25, 1983; 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 evidence indicates that the store on the first floor of the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Jose and Isabel Soto

CAL. NO. 47-83-A

APPEARANCES FOR: Jose and Isabel Soto

MAP NO. 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING

February 25, 1983

PREMISES AFFECTED— 2641 W. Hirsch Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jose and Isabel Soto, owners, filed January 5, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and school supply store in a one-story brick store building on a lot improved with a one-story brick residence at rear, in an R4 General Residence District, on premises at 2641 W. Hirsch Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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 evidence indicates that the store building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Julius McCoy  
 APPEARANCES FOR: Julius McCoy, Frank Allen  
 APPEARANCES AGAINST:

CAL. NO. 48-83-A  
 MAP NO. 2-I  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 3001 W. Jackson Boulevard  
 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, Julius McCoy, owner, filed January 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a restaurant on the first floor of an existing three-story brick hotel building, in an R4 General Residence District, on premises at 3001 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 4, 1983 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 February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in an existing three-story brick hotel building; that the proof presented indicates that a restaurant had been established in the hotel since its construction; that with a change of ownership, the use ceased for the purpose of remodeling; that the use of an area as a restaurant is accessory to the principal hotel use; that no violation exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of a restaurant on the first floor of an existing three-story brick hotel building, on premises at 3001 W. Jackson Boulevard, 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: David R. McCoy  
 APPEARANCES FOR: Julius McCoy, Frank Allen  
 APPEARANCES AGAINST:

CAL. NO. 26-83-A  
 MAP NO. 2-I  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 3001 W. Jackson Boulevard  
 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, David R. McCoy, owner, filed December 9, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the installation of a soft drink machine in an existing three-story brick hotel building, in an R5 General Residence District, on premises at 3001 W. Jackson Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 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 February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the installation of a soft drink machine is accessory to the use of the premises as a hotel; that no violation of the zoning ordinance exists not 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 installation of a soft drink machine in an existing three-story brick hotel building, on premises at 3001 W. Jackson Boulevard, 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: Leroy Epps  
 APPEARANCES FOR: Leroy Epps  
 APPEARANCES AGAINST: Ira Manson

CAL. NO. 49-83-A  
 MAP NO. 18-D  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 7543 S. Ingleside 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, Leroy Epps, owner, filed January 6, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in a one-story brick garage building on the rear of a lot improved with a one-story frame residence, in an R3 General Residence District, on premises at 7543 S. Ingleside Avenue, and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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 one-story brick garage building; that the proof presented indicates that the garage had been occupied as a paint shop; that the substitution of an automobile repair shop, excluding body or fender repair and spray painting, for the previous paint shop, is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in a one-story brick garage building on rear of a lot improved with a one-story frame residence, on premises at 7543 S. Ingleside Avenue, upon condition that the hours of operation shall be limited to the hours between 9:00 A.M. and 4:00 P.M., Monday through Friday; that no body or fender work, or spray painting shall be done on the premises; that all repair work shall be done within the building; that there shall be no parking or storage of automobiles awaiting repairs or which have been repaired, off 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: Norbert W. Polcyn  
 APPEARANCES FOR: Norbert W. and H. Polcyn, Jeanne Trybus  
 APPEARANCES AGAINST:

CAL. NO. 50-83-A  
 MAP NO. 13-L  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 5408 W. Foster 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, Norbert W. Polcyn, for Helen Polcyn, deceased, owner, filed January 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as three apartments, in an R3 General Residence District, on premises at 5408 W. Foster Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of a two-story brick building, on premises at 5408 W. Foster Avenue, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Trapper Enterprises, Inc.

CAL. NO. 51-83-A

APPEARANCES FOR: Terrence J. Joyce

MAP NO. 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING

February 25, 1983

PREMISES AFFECTED— 4034 W. 63rd 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, Trapper Enterprises, Inc., for Frank Spanovic, owner, filed January 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 4034 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1983 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 February 25, 1983; 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 proof presented indicates that the existing one-story brick building had been an automobile repair shop at the time that the premises were rezoned from B4-1 to B2-1 in 1978; that licensing requirements have caused the case to be filed; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair shop in a one-story brick building, on premises at 4034 W. 63rd Street, upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday and 9:00 P.M. through 12:00 Noon Saturday; that no body and fender work or spray painting be done; 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: Calvin J. Stubbs  
 APPEARANCES FOR: John J. Pikarski  
 APPEARANCES AGAINST:

CAL. NO. 52-83-A  
 MAP NO. 14-J  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 3910-12 W. 63rd Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Calvin J. Stubbs, for Calvin J. and Joyce J. Stubbs, owners, filed December 29, 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 nine apartments, in a B2-1 Restricted Retail District, on premises at 3910-12 W. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 29, 1982 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.6-2, 8.4-2 and 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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 proof presented indicates that the building on the subject site was constructed in the year 1966 or 1967 as a nine apartment building although the permit for construction indicated eight apartments; that the appellant purchased the building on the subject site in the year 1975, unaware of any zoning violation; that since the building has been occupied as nine apartments since its completion for the past 16 years, the City is estopped from refusing to legalize the use of the building as nine apartments; it is therefore

RESOLVED, that the appeal be and it hereby is reversed and he is authorized to legalize the use of a three-story brick building on premises at 3910-12 W. 63rd Street, as nine 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: Pathier Baker  
 APPEARANCES FOR: Pathier Baker  
 APPEARANCES AGAINST:

CAL. NO. 53-83-A  
 MAP NO. 10-D  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 1023 E. 46th Street.

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Pather Baker, for Rose Levy, owner, filed January 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop on the first floor of a one and two-story garage and apartment building at rear of a lot improved with a three-story brick apartment building and a six car garage building, in an R4 General Residence District, on premises at 1023 E. 46th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 6, 1983 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 February 25, 1983; 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 site always has been zoned for residential use; that no evidence was presented to indicate that a business ever had been lawfully established in the building on the site, which is a coach house, 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: Walter Troy  
 APPEARANCES FOR: Bernard B. Kash  
 APPEARANCES AGAINST: Harry Sarkan

CAL. NO. 54-83-A  
 MAP NO. 12-K  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 5114 S. Knox 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, Walter Troy, for Clover Club Beverages, Inc., owner, filed January 12, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of packaged alcoholic liquors, in addition to the sale of packaged beer, in an existing soft drink bottling plant, including retail sale of soft drinks and packaged beer, in a one and two-story brick building, in an R2 Single Family Residence District, on premises at 5114 S. Knox Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1983 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 February 25, 1983; 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 subject site is improved with a non-conforming one and two-story brick commercial building, legally occupied as a soft drink bottling plant; that on December 13, 1974 the Board sustained an appeal permitting the sale of packaged beer in the building, in addition to the bottling and retail sale of soft drinks, upon condition that the sale of the packaged beer was to be limited to sale by the case only and that the sale of beer was to be conducted in an area of the building apart from the sale of soft drinks; that the appellant is requesting that the retail sales on the premises be extended to include the sale of other alcoholic beverages, as is covered by his liquor license; that only packaged liquor is to be sold on the premises; that the appellant has a right to include the sale of packaged alcoholic beverages, in addition to the sale of packaged beer and soft drinks, be sold at the one counter in the building where retail sales are made, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office

MINUTES OF MEETING

February 25, 1983

Cal. No. 54-83-A

of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale pf packaged alcoholic liquors, in addition to the sale of packaged beer and soft drinks, in an existing soft drink bottling plant, on premises at 5114 S. Knox Avenue, upon condition 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: Michael Love  
 APPEARANCES FOR: Michael Love  
 APPEARANCES AGAINST:

CAL. NO. 55-83-A  
 MAP NO. 18-G  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 7336-42 S. Halsted Street  
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Michael Love, owner, filed January 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile body shop in a one-story brick building on rear of lot improved with a one-story brick store building, in a B2-2 Restricted Retail District, on premises at 7336-42 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 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 February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-2 Restricted Retail District in a building at the rear of lot which formerly had been occupied as a sheet metal shop; that the change of use to an automobile body and fender 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 continued operation of an automobile body shop in a one-story brick building on rear of lot improved with a one-story brick store building, on premises at 7336-42 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday; that all work shall be done within the building; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

APPLICANT: Roy L. and Patricia Jackson

CAL. NO. 56-83-A

APPEARANCES FOR: Roy L. Jackson

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED— 1272 W. 73rd Place

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, Roy L. and Patricia Jackson, owners, filed January 17, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-and-a-half story frame building as three apartments, in an R2 Single Family Residence District, on premises at 1272 W. 73rd Place; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-2 and 7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the one-and-a-half story frame building on the subject site has been occupied as three apartments, since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as three apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator is and it hereby is reversed and he is authorized to legalize the use of a one-and-a-half story frame building, on premises at 1272 W. 73rd Place, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Johnie Lee  
 APPEARANCES FOR: Johnie Lee  
 APPEARANCES AGAINST:

CAL. NO. 57-83-A  
 MAP NO. 20-G  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 8200 S. Halsted 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, Johnie Lee, owner, filed December 30, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile towing and repair business in a one-story brick former service station, in a B2-1 Restricted Retail District, on premises at 8200 S. Halsted Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; 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 in a former service station which has been occupied as an automobile repair shop for many years; that licensing requirements have caused the case to be filed; that the appellant has a right to continue an automobile towing and repair business on the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile towing and repair business in a one-story brick former service station, on premises at 8200 S. Halsted Street; upon condition that the hours of operation shall be limited to the hours between 8:00 A.M. and 10:00 P.M. Monday through Saturday; that no body or fender or spray painting be done; that all automobiles awaiting repair or that have been repaired shall be stored on the premises; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Interventions  
APPEARANCES FOR: Ethan E. Bensinger  
APPEARANCES AGAINST: James R. Sneider, et al

CAL. NO. 9-83-S  
MAP NO. 5-G  
MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED— 1943-45 N. Sheffield 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  
March 18, 1983.

APPLICANT: Interventions  
APPEARANCES FOR: Ethan E. Bensinger  
APPEARANCES AGAINST: James R. Sneider, et al

CAL. NO. 10-83-S  
MAP NO. 5-G  
MINUTES OF MEETING  
February 25, 1983

PREMISES AFFECTED-- 1948 N. Sheffield Avenue  
SUBJECT-- Application for the approval of a special use.

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:** William Flood  
**APPEARANCES FOR:** John J. Pikarski, Jr.  
**APPEARANCES AGAINST:** Jeanette Stall, et al  
**PREMISES AFFECTED—** 2434-2624 E. 134th Street.  
**SUBJECT—** Application for the approval of a special use.  
**ACTION OF BOARD—**

**CAL. NO.** 361-82-S  
**MAP NO.** 32-B  
**MINUTES OF MEETING**  
February 25, 1983

Case continued until  
April 15, 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: Orbie Cunningham Kennedy  
 APPEARANCES FOR: David R. Kugler  
 APPEARANCES AGAINST: Wayne Robinson, et al

CAL. NO. 30-83-A  
 MAP NO. 12-C  
 MINUTES OF MEETING  
 February 25, 1983

PREMISES AFFECTED— 1645 E. 53rd 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, Orbie Cunningham Kennedy, for 3 R's Joint Venture, owners, filed December 15, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant with service bar and live entertainment on the first floor of a two-story brick building, partly in an R6 General Residence District and partly in a B4-4 Restricted Service District, on premises at 1645 E. 53rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 5.1(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 25, 1983; and

WHEREAS, the district maps show that the premises are located partly in an R6 General Residence District and partly in a B4-4 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 the proposed use is to be located at a site which is partly in an R6 General Residence District and partly in a B4-4 Restricted Service District; that the subject site is improved with a two-story brick building, the first floor of which is vacant and unoccupied and the second floor occupied as offices, pursuant to an order of the Zoning Board of Appeals, dated November 21, 1980, Cal. No. 302-80-A; that in the aforesaid order the Board sustained an appeal permitting the use of the building as offices, a B2 use; that at the time of the hearing which gave rise to the order the first floor of the building was occupied as a real estate office, also a B2 use; that the appellant is seeking to establish a restaurant with service bar, with live entertainment, a B4 use, in the building on the subject site; that Section 5.1(2) of the zoning ordinance provides: "Where the condition imposed by any provision of this comprehensive amendment upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this comprehensive amendment or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern"; that the R6 General Residence is the more restrictive zoning and thus governs making the building on the subject site

MINUTES OF MEETING

February 25, 1983  
Cal. No. 30-83-A

a non-conforming building; that the change of use from offices, a B2 use, to a restaurant with service bar and live entertainment, a B4 use, is not a proper substitution of use under Section 6.4-7 of the zoning ordinance; that the evidence presented by the appellant failed to establish facts sufficient to cause the doctrine of estoppel to be applicable in this case; that no permits nor licenses ever were issued to the appellant or to representatives of the appellant for work allegedly done on the premises in connection with the use of the premises as a restaurant with service bar and live entertainment; that the appellant was not affirmatively and/or intentionally misled by any official of the city of Chicago acting within the scope of his duties and that no act of any official of the city of Chicago induced reliance upon the part of the applicant, 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.

MINUTES OF MEETING

February 25, 1983

Cal. No. 215-79-Z

Mr. Theodore C. Mazola presented a request for an extension of time in which to obtain permits to construct a three-story four-unit townhouse, on premises at 1265-1301 W. Flournoy Street, for which a variation of the zoning ordinance was granted on September 28, 1979 to permit the proposed construction with a front yard of 8 instead of 15 feet and whose side yards were to be 3 feet 6 inches instead of 6 feet 8 inches, Cal. No. 215-79-Z.

Chairman Guthman moved that the request be granted and the time extended until March 28, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

February 25, 1983

Cal. No. 116-82-Z

Mr. David W. Ruttenberg, for Jerry Gingerich, filed a request for an extension of time in which to obtain permits for the erection of a three and four-story addition to the west of a four-story renovated building on an irregularly shaped lot, containing six offices or stores and 18 apartments, in a B4-3 Restricted Service District, on premises at 2216-18 N. Geneva Terrace and 2217 N. Lincoln Avenue, for which a variation of the zoning ordinance was granted on June 4, 1982 waiving the one required loading dock and with provision for off-street parking for 14 instead of 18 automobiles, Cal. No. 116-82-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, Howlett and Keane. Absent- Kringas.

MINUTES OF MEETING

February 25, 1983

Cal. No. 333-82-A

Daniel L. Houlihan & Associates, Ltd., for Errol Anderson, presented a request to refile an appeal from the decision of the Office of the Zoning Administrator seeking to legalize the use of a 1-1/2 story brick building, on premises at 3901 W. 62nd Street, as two apartments, which appeal was denied by the Board on November 19, 1982, in Cal. No. 333-82-A.

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

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

MINUTES OF MEETING

February 25, 1983  
Cal. No. 356-82-A

Mr. Carlos Vargas, for Vargas Groceries, presented a request to amend the resolution adopted by the Zoning Board of Appeals on December 17, 1982 in which the Board sustained an appeal permitting the installation of an over-hanging 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, Cal. No. 356-82-A.

The amendment requested is to permit the illumination of the sign. The order of the Board permitted the replacement of a non-conforming identification sign, 5 feet by 4 feet, on the front of a non-conforming store building.

Chairman Guthman moved that the request be granted upon condition that the sign shall be non-flashing. The motion prevailed by yeas and nays as follows:

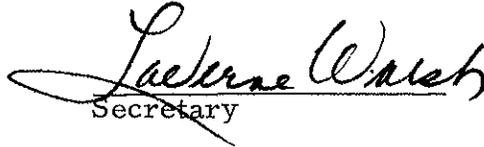
Yeas- Guthman, Cullen, Howlett and Keane. Absent- Kringas.

MINUTES OF MEETING

February 25, 1983

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, March 18, 1983 at 9:00 A.M.

  
Secretary