

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, March 18, 1983
at 9 A.M. and 2 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman

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

Absent-
John P. Kringas

MINUTES OF MEETING

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on February 25, 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. Nays-None.

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

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

APPLICANT: St. Gregorios Orthodox Church of India
APPEARANCES FOR: Irwin Ratner
APPEARANCES AGAINST: Charlotte Houston, et al.
PREMISES AFFECTED— 3727-31 N. Kedzie Avenue
SUBJECT— Application for the approval of a special use.

CAL. NO. 58-83-S
MAP NO. 9-H
MINUTES OF MEETING
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ACTION OF BOARD—

Case continued to
May 20, 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: The United Baptist Church
 APPEARANCES FOR: Adam Bourgeois, Jr.
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 7010 S. Halsted Street
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 59-83-S
 MAP NO. 16-G
 MINUTES OF MEETING
 March 18, 1983

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 United Baptist Church, for Hosea Ivey, owner, filed January 28, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building, in a C1-2 Restricted Commercial District, on premises at 7010 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 28, 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 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 March 18, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 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 church at this location is necessary for the public convenience to meet the needs of the 30-member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the operation of the proposed church which will provide needed services in the community; that the use of the premises as a church will not cause substantial injury to the value of other property in the neighborhood in that the use will be compatible with the mixed business and residential uses in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in the one-story brick building, on premises at 7010 S. Halsted 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: Sammy South
APPEARANCES FOR: Sammy South
APPEARANCES AGAINST: Samuel C. Goodwin, et al.

CAL. NO. 60-83-S
MAP NO. 20-C
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 8605 S. South Chicago Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
May 20, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Bruce E. Johanson
 APPEARANCES FOR: Bruce E. Johanson
 APPEARANCES AGAINST:

CAL. NO. 61-83-Z
 MAP NO. 9-H
 MINUTES OF MEETING
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PREMISES AFFECTED— 3719 N. Marshfield Avenue
 SUBJECT— Application to vary the requirements of the Zoning Ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Bruce E. Johanson, owner, filed February 14, 1983, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a two-story addition to the rear of a two-story frame two-apartment building whose north side yard will be 8 inches instead of 3 feet, on premises at 3719 N. Marshfield Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 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 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 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; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that an addition of the size requested is needed to enlarge the bedroom area and provide kitchen and dining areas at the rear of the building; that the plight of the owner is due to the limited lot size; and that the variation, if granted, will not alter the essential character of the neighborhood in that the addition maintains the north building line; 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 two-story addition to the rear of a two-story frame two-apartment building whose north

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Cal. No. 61-83-Z

side yard will be eight inches instead of three feet, on premises at 3719 N. Marshfield Avenue, upon condition that the roof above the second floor shall not be dormered; that the applicant shall build the proposed addition in conformance with Plan #8301, dated January 31, 1983 and made a part of the record; 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: Goggin & Furda

CAL. NO. 62-83-S

APPEARANCES FOR:

MAP NO. 1-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 130 E. Randolph Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application 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: Cragin Service Corporation
APPEARANCES FOR: Anthony Montegna
APPEARANCES AGAINST: Albert Wehlitz

CAL. NO. 63-83-S
MAP NO. 11-L
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 5443-51 W. Lawrence 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, Cragin Service Corporation, for Mildred M. Newman, owner, filed January 31, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of a four-story brick 14-apartment building, in a B4-2 Restricted Service District, on premises at 5443-51 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 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 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that there is no demand for business uses in the area and a growing demand for residential developments; that the public health, safety and welfare will be adequately protected in the design and operation of the building which provides adequate setbacks and landscaping; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located in that the use will be compatible with the improvements in the area which are primarily residential; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a four-story brick 14-apartment building, on premises at 5443-51

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Cal. No. 63-83-S

W. Lawrence Avenue, upon condition that the air conditioning units shall be located on the roof of the 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: Cragin Service Corporation
 APPEARANCES FOR: Anthony Montegna
 APPEARANCES AGAINST: Albert Wehlitz

CAL. NO. 64-83-Z
 MAP NO. 11-L
 MINUTES OF MEETING
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PREMISES AFFECTED— 5443-51 W. Lawrence Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Cragin Service Corporation, for Mildred M. Newman, owner, filed January 31, 1983, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a four-story brick 14 apartment building whose side yards will be 3 feet each instead of 10.3 feet each, on premises at 5443-51 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 12, 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 7.8-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to build less than a four-story 14 apartment building on the subject site which proposal necessitates a reduction in the side yards; that the plight of the owner is due to unique circumstances in that because of the orientation of units, it is essential that all units face the park across the street; and that the variation, if granted, will not alter the essential character of the locality in that the side yards of the proposed building will be compatible with the side yards of other improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the

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zoning ordinance and that a variation be and it hereby is granted to permit the erection of a four-story brick 14 apartment building whose side yards will be 3 feet each instead of 10.3 feet each, on premises at 5443-51 W. Lawrence Avenue, upon condition that the air conditioning units shall be installed on the roof of the 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: St. Joseph Hospital
 APPEARANCES FOR: James F. Ashenden
 APPEARANCES AGAINST:

CAL. NO. 65-83-Z
 MAP NO. 7-F
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 2820-46 N. Lake Shore Drive and 2821-45 N. Commonwealth Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

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

THE RESOLUTION:

WHEREAS, St. Joseph Hospital, owner, filed February 18, 1983, an application for a variation of the zoning ordinance to permit, in an R8 General Residence District, the erection of a three-story addition to the rear of a 13-story hospital building whose rear yard will not comply with zoning requirements, on premises at 2820-46 N. Lake Shore Drive and 2821-45 N. Commonwealth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 18, 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 7.9-8."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 1983; and

WHEREAS, the district maps show that the premises are located in an R8 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 R8 General Residence District; that St. Joseph Hospital was designed in the early 1960's and occupied in the year 1964; that the need for modernization is the result of sweeping changes in medical technology requiring upgrading and modernization of the hospital; that the proposed addition will permit the replacement of an existing ramp structure, which is an emergency vehicle ramp; and will open up a street of pedestrian traffic between Commonwealth and Sheridan Road, allowing emergency vehicles to enter the area from Lake Shore Drive; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to upgrade and modernize the hospital; that the plight of the owner is due to unique circumstances in that the height of the proposed addition is approximately 35 feet and only requires a variation for that portion that exceeds 18 feet; and that the variation, if granted, will not alter the essential character of the locality, it is therefore

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Cal. No. 65-83-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story addition to the rear of a 13-story hospital whose rear yard will not comply with zoning requirements, on premises at 2820-46 N. Lake Shore Drive and 2821-45 N. Commonwealth 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: Fred Gilbert
 APPEARANCES FOR: C. G. Narcisse
 APPEARANCES AGAINST:

CAL. NO. 66-83-Z
 MAP NO. 18-G
 MINUTES OF MEETING
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PREMISES AFFECTED— 7818 S. Sangamon 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, Fred Gilbert, for Mozelle Watts, owner, filed February 4, 1983, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a fire escape on the south side of a two-story brick three-apartment building which extends into the required side yard, on premises at 7818 S. Sangamon Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 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; that on December 18, 1981 the Board sustained an appeal legalizing the use of the building on the subject site as three apartments, Cal. No. 393-81-A; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed fire escape is needed to meet applicable ordinances of the City of Chicago; that the plight of the owner is due to unique circumstances because of the limited space available for the required exit; and that the variation, if granted, will not alter the essential character of the locality in that the fire escape will be counter-balanced and located at the rear portion of the building, 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 fire

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Cal. No. 66-83-Z

escape on the south side of the two-story brick three-apartment building which extends into the required side yard, on premises at 7818 S. Sangamon Avenue, upon condition that the fire escape shall be counter-balanced, no more than two feet in width, and mounted from the second floor on the south side of the building, in accordance with Sheet 3 of the plans, dated July 2, 1981, and made a part of the record; 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: Theodore House
APPEARANCES FOR: Adam Bourgeois, Jr.
APPEARANCES AGAINST: Sheila Stephens Malthea, et al.
PREMISES AFFECTED— 1501-23 E. 71st Street
SUBJECT— Application for the approval of a special use.

CAL. NO. 67-83-S
MAP NO. 18-D
MINUTES OF MEETING
March 18, 1983

ACTION OF BOARD—
Case continued to
May 20, 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: Domingo F. Nunez
APPEARANCES FOR: Remedios Runo
APPEARANCES AGAINST:

CAL. NO. 68-83-A
MAP NO. 3-K
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 826 N. Keystone 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, Domingo F. Nunez, owner, filed January 4, 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 brick building as two apartments, in an R3 General Residence District; on premises at 826 N. Keystone Avenue; 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, 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 March 18, 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 building on the subject site 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 the one and a half-story brick building, on premises at 826 N. Keystone Avenue, 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 before a permit is issued.

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

APPLICANT: Tara Steinschneider
 APPEARANCES FOR: Tara Steinschneider
 APPEARANCES AGAINST:

CAL. NO. 69-83-A
 MAP NO. 3-H
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 1427 N. Hoyne 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, Tara Steinschneider, owner, filed January 11, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a one-and-a-half story brick rooming house on rear of lot into a single family residence on a lot improved with a two-story brick apartment building, in an R4 General Residence District, on premises at 1427 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 11, 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, Sections 6.4-6, 7.9-4 and 5.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 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 October 25, 1960 the Board sustained an appeal permitting the installation of an additional means of egress for the two-story brick three apartments building on the rear of subject lot; that the substitution of a single family residence for the previous three apartment is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is granted 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 the one and a half-story brick building on the rear of lot into a single family residence, on a lot improved with a 2-story brick apartment building, on premises at 1427 N. Hoyne Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Sherman Briggs

CAL. NO. 70-83-A

APPEARANCES FOR:

MAP NO. 14-F

APPEARANCES AGAINST:

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PREMISES AFFECTED— 406 W. 57th Street

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

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of appellant.

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Bobby Jefferson
 APPEARANCES FOR: Bobby Jefferson
 APPEARANCES AGAINST:

CAL. NO. 71-83-A
 MAP NO. 20-G
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 8158 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, Bobby Jefferson, for Robert Cotton, owner, filed January 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop in a one-story brick building formerly occupied as a filling station in a B2-1 Restricted Retail District, on premises at 8158 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 10, 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 March 18, 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 one-story brick building formerly occupied as a gasoline filling station and an automobile repair shop; that the appellant has a right to continue the use of the premises as an automobile repair shop, provided no body nor fender work, nor engine rebuilding nor spray painting shall be done on the premises, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in the one-story brick building, on premises at 8158 S. Halsted Street, upon condition that there shall be no body nor fender work, engine rebuilding or spray painting done on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Saturdays; 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: Pete Jones
 APPEARANCES FOR:
 APPEARANCES AGAINST: Vera G. Edingburg, et al
 PREMISES AFFECTED— 5917 S. Lafayette Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 72-83-A
 MAP NO. 14-F
 MINUTES OF MEETING
 March 18, 1983

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, Pete Jones, owner, filed January 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair shop in an existing one-story brick garage building on the rear of a lot improved with a 1-1/2 story frame residential building, in an R3 General Residence District, on premises at 5917 S. Lafayette Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 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; that the proof presented indicates that the one-story brick garage building on the subject site has been occupied as an automobile repair shop since prior to the time of the passage of the 1957 comprehensive amendment, which use was discontinued 60 days ago; that the appellant has a right to continue an automobile repair business in the garage on the subject site, under the conditions hereinafter set forth, 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 an automobile repair shop in the one-story brick garage building on the rear of the lot improved with a residential building, on premises at 5917 S. Lafayette Avenue, upon condition that all repair work and the storage of all vehicles shall be within the building; that there shall be no blocking of the alley, nor parking of vehicles awaiting repairs or which have been repaired on any site except within the garage building; that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays, and from 8 A.M.

MINUTES OF MEETING

March 18, 1983

Cal. No. 72-83-A

until 1 P.M. on Saturdays; 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: Edgar H. Johnson
 APPEARANCES FOR: Edgar H. Johnson
 APPEARANCES AGAINST:

CAL. NO. 73-83-A
 MAP NO. 28-E
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 23-25 E. 118th 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, Edgar H. Johnson, owner, filed January 18, 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 on rear of lot as two apartments, on a lot improved with a two-story brick two-apartment building, in an R3 General Residence District, on premises at 23-25 E. 118th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 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, Sections 7.5-3, 7.12-1 and 6.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 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 building on the rear of the subject lot has been occupied as two 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 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 on the rear of lot at 23-25 E. 118th Street as two apartments, on a lot improved with a 2-story brick two apartment building, upon condition that the building on the rear of lot 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: Robert Groce
 APPEARANCES FOR: Robert Groce
 APPEARANCES AGAINST:

CAL. NO. 74-83-A
 MAP NO. 24-B
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 10259½ S. Bensley Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS. Robert Groce, owner, filed January 24, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carry-out restaurant in an existing delicatessen in a one-story brick store building, in a B1-1 Local Retail District, on premises at 10259½ S. Bensley Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 18, 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 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983; and

WHEREAS, the district maps show that the premises are located in a B1-1 Local 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 B1-1 Local Retail District; that the proof presented indicates that the appellant operates a grocery store and delicatessen, including the dispensing of cold sandwiches, in the store on the subject site and seeks to dispense hot sandwiches, coffee, etc. on a carry-out basis only; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a carry-out restaurant in the existing grocery and delicatessen store on premises at 10259½ S. Bensley Avenue, upon condition that the purveying of food shall be on a carry-out basis only; that there shall be no seating of customers in the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: William L. Spiteri
APPEARANCES FOR: William L. Spiteri
APPEARANCES AGAINST:

CAL. NO. 75-83-A
MAP NO. 26-I
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 10338 S. 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, William L. Spiteri, for Sheldon Wing, owner, filed January 24, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto radiator repair shop on the first floor of a two-story brick store and office building, in a B2-1 Restricted Retail District, on premises at 10338 S. Western Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 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 March 18, 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 automobile radiator repair shop has been established in the subject premises since December 1, 1978; that the block in which the subject site is located was rezoned from B4-1 to B2-1 on December 28, 1978; 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 continued operation of an automobile radiator repair shop on the first floor of the two-story brick store and office building, on premises at 10338 S. Western Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Paul V. Vranas
 APPEARANCES FOR: Paul V. Vranas
 APPEARANCES AGAINST:

CAL. NO. 76-83-A
 MAP NO. 5-J
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 3307 W. Belden Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Paul V. Vranas, owner, filed January 27, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the deconversion of a three-story brick apartment building from ten to eight units, in an R3 General Residence District, on premises at 3307 W. Belden Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 27, 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, Sections 7.5-3 and 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 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; that on February 13, 1964 the Zoning Board of Appeals sustained an appeal permitting an additional means of egress for the seven apartment building on the subject site; that the appellant was the same Paul V. Vranas; that the appellant has a right to no more than seven apartments in the building on the subject site, 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: Tumkur Subba Raju
APPEARANCES FOR: James McCarthy
APPEARANCES AGAINST:

CAL. NO. 77-83-A
MAP NO. 20-E
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED-- 5 East 79th 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.

THE RESOLUTION:

WHEREAS, Tumkur Subba Raju, for Lamar Randall, owner, filed January 31, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a small animal veterinary out-patient clinic in the store on the first floor of a three-story brick building, in a B4-2 Restricted Service District, on premises at 5 East 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 20, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that appellant proposes to establish a small animal out patient clinic, tantamount to a medical office or clinic, for diagnostic work on small animals, the giving of shots and the performance of minor surgery; that no animals will be housed or boarded over night; that the use proposed is similar to a dog grooming shop or medical clinic and is not in violation of the B4 zoning, 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 small animal veterinary out-patient clinic in the store on the first floor of the three-story brick building, on premises at 5 E. 79th Street, upon condition that no animals shall be housed or boarded overnight; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

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

APPLICANT: John Petrovich
APPEARANCES FOR: John Petrovich
APPEARANCES AGAINST:

CAL. NO. 78-83-A
MAP NO. 6-J
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 2801 S. Christiana 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, John Petrovich, owner, filed February 1, 1983, 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 R3 General Residence District, on premises at 2801 S. Christiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 21, 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 March 18, 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 a non-conforming store on the first floor of a two-story brick store and apartment building; that the store has been occupied by various business uses, the last use having been a television repair shop, which use was discontinued in July of 1982; that the change of use to a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the store on the first floor of the two-story brick store and apartment building, on premises at 2801 S. Christiana Avenue, upon condition that there shall be no automatic pinball machines on the premises; that the hours of operation shall be limited to the hours between 6 A.M. and 8 P.M., Mondays through Saturdays, and from 8 A.M. until noon on Sundays; 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: Flashtric, Inc.
 APPEARANCES FOR: James Romero
 APPEARANCES AGAINST:

CAL. NO. 79-83-A
 MAP NO. 1-E
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 524 N. Michigan 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, Flashtric, Inc., for Benjamin Sherman & Sons, owner, filed January 31, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the change of wording on two business signs from "Radio Shack Computer Center" to "Radio Shack Plus Computer Center" affixed to the east and north walls of a store on the first floor of a 17-story store and office building, in a B6-7 Restricted Central Business District, on premises at 524 N. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 25, 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 8.9-6 (1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B6-7 Restricted Central Business District; that the existing sign in the store in the building on the subject site, which reads "Radio Shack Computer Center", does not identify the two retail stores in operation at this site, namely the Radio Shack and the Computer Center; that the addition of the word "Plus" and the re-arranging of the lettering on both elevations will indentify the two businesses in operation at this location; 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 change of wording on two business signs from "Radio Shack Computer Center" to "Radio Shack Plus Computer Center" affixed to the east and north walls of a store on the first floor of a

MINUTES OF MEETING

March 18 1983

Cal. No. 79-83-A

17-story store and office building, on premises at 524 N. Michigan Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: National Advertising Company
 APPEARANCES FOR: John J. George
 APPEARANCES AGAINST:

CAL. NO. 80-83-A
 MAP NO. 11-K
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— Approximately 370 feet south of the Montrose Avenue overpass at the Kennedy-Edens Expressway Junction, with a mailing address of 4404 W. Berteau Avenue.
 SUBJECT—

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, National Advertising Company, for American National Bank of Chicago, Tr. #76202, owner, filed February 4, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the addition of a second face to an existing advertising sign, 20 by 60 feet, the top of which is 60 feet above the ground, within 500 feet of the entrance ramp to the Kennedy Expressway, in an M1-1 Restricted Manufacturing District, on premises approximately 370 feet south of the Montrose Avenue overpass at the Kennedy-Edens Expressway Junction, with a mailing address of 4404 W. Berteau Avenue, which, it is alleged, is not visible from the expressway and is not in violation of the zoning ordinance; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 1, 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 10.14 (5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983; 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 it is proposed to add a second face to an existing advertising sign, 20 by 60 feet, the top of which is 60 feet above the ground, within 500 feet of the entrance ramp to the Kennedy Expressway; that since Section 10.14 of the zoning ordinance prohibits the erection of an advertising sign within 500 feet of an expressway 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: Bethel Lutheran Church and Bethel Housing, Inc.
 APPEARANCES FOR: Gerald M. Offutt
 APPEARANCES AGAINST:

CAL. NO. 81-83-A
 MAP NO. 1-K
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 34 N. Keeler Avenue.

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

ACTION OF BOARD—

THE VOTE

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

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

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

THE RESOLUTION:

WHEREAS, Bethel Lutheran Church and Bethel Housing, Inc., for Bethel Housing, Inc., owner, filed February 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a wholistic health center on the first floor of a proposed 40-unit apartment housing for the elderly, in an R5 General Residence District, on premises at 34 N. Keeler Avenue, which, it is alleged, is an accessory use and not in violation of the zoning ordinance; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 17, 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, Sections 3-2 and 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 March 18, 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 prties 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 applicant proposes to establish a wholistic health center on the first floor of the proposed 40-unit apartment housing for the elderly; that the services proposed are efforts to keep people well, to look at the cause of what is creating illness in the community and dealing with the problems that cause people to be hospitalized; that the clients, in addition to the residents of the 40 apartment building proposed for the site, will be the elderly residents of the community; that the wholistic health center, as proposed, is not an accessory use but constitutes a medical clinic or center, a B4 use, or a professional office, a B2 use, neither of which may be permitted in an R5 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: Clara Ashby
APPEARANCES FOR: Clara Ashby
APPEARANCES AGAINST:

CAL. NO. 82-83-A
MAP NO. 14-G
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 6002 S. Justine 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.

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, Clara Ashby, owner, filed February 4, 1983, 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-and-a-half story frame store building, in an R3 General Residence District, on premises at 6002 S. Justine Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 3, 1983 reads:
"Application not approved. Requested certification does not conform with the applicable provision 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 March 18, 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; that the proof presented indicates that non-conforming store on the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the 1-1/2 story frame store building, on premises at 6002 S. Justine Avenue, upon condition that there shall be no automatic amusement machines on the premises; that there shall be no sale of alcoholic beverages on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Cha Gon Chung
 APPEARANCES FOR: Manfred B. Walke
 APPEARANCES AGAINST:

CAL. NO. 83-83-A
 MAP NO. 11-J
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 4444 N. Kedzie Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Cha Gon Chung, owner, filed February 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto body shop in a one-story brick building, in a B4-2 Restricted Service District, on premises at 4444 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 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 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the building on the subject site had been occupied by a business for the assembly of electrical components, including the fabricating of sheet metal parts; that the change of use to an automobile body 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 the automobile body shop in the one-story brick building, on premises at 4444 N. Kedzie Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays; 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 Roman

CAL. NO. 84-83-A

APPEARANCES FOR:

MAP NO. 13-I

APPEARANCES AGAINST:

MINUTES OF MEETING

March 18, 1983

PREMISES AFFECTED— 4947 N. Kedzie Avenue

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

ACTION OF BOARD—

THE VOTE

Application withdrawn upon motion of appellant.

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

AFFIRMATIVE	NEGATIVE	ABSENT

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

APPLICANT: Benjamin Todd
 APPEARANCES FOR: Benjamin Todd
 APPEARANCES AGAINST:

CAL. NO. 85-83-A
 MAP NO. 8-E
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 3423 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, Benjamin Todd, owner, filed February 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one, two and three-story brick building as three apartments, in an R3 General Residence District, on premises at 3423 S. Indiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 31, 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 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 building on the subject site has been occupied as three 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 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 the one, two and three-story brick building, on premises at 3423 S. Indiana 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: Scott Boswell
 APPEARANCES FOR: Scott Boswell
 APPEARANCES AGAINST:

CAL. NO. 86-83-A
 MAP NO. 3-H
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 1936 W. Thomas 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, Scott Boswell, owner, filed February 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a cabinet construction business in the store on the first floor of a three-story brick store and apartment building on the front of a lot improved with a two-story brick residential building, in an R4 General Residence District, on premises at 1936 W. Thomas Street; 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 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 in the non-conforming store on the first floor of a three-story brick store and apartment building, which store is occupied as a retail custom cabinet business where the cabinets are made to the specifications of the owner on a contractual basis; that the primary use of the premises is the retail sale of cabinets; 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 continued operation of a cabinet construction business in the store on the first floor of the three-story brick store and apartment building on the front of a lot improved with a two-story brick residential building, on premises at 1936 W. Thomas Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays; 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: James Gray
 APPEARANCES FOR: James Gray
 APPEARANCES AGAINST:

CAL. NO. 87-83-A
 MAP NO. 16-F
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 7005 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas			X

THE RESOLUTION:

WHEREAS, James Gray, for Hilda Vidato, owner, filed February 1, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop in a one-story brick garage building on the rear of a lot improved with a one and two-story frame store building, in a B2-2 Restricted Retail District, on premises at 7005 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 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 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 March 18, 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; that the proof presented indicates that the appellant has operated an automobile repair shop at the subject site since the year 1973; that the downzoning of the property in the year 1979 made the use of the premises non-conforming; 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 operation of an automobile repair shop in the one-story brick garage building on the rear of a lot improved with a one and two-story frame store building, on premises at 7005 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 7 P.M., Mondays through Fridays, and from 8 A.M. until noon on Saturdays; 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: Victor Covarrubias
 APPEARANCES FOR: Victor Covarrubias
 APPEARANCES AGAINST:

CAL. NO. 88-83-A
 MAP NO. 6-I
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED-- 2601-03 W. 23rd Place

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, Victor Covarrubias, for Victor and Jose Covarrubias, owners, filed February 15, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an auto repair shop in a one-story brick garage on rear of lot improved with two two-story brick apartment buildings, in an R4 General Residence District, on premises at 2601-03 W. 23rd Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 15, 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 March 18, 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 non-conforming commercial garage building on the rear of the lot was constructed as an automobile repair garage and so occupied 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 operation of the auto repair shop, 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 auto repair shop in the one-story brick garage building on the rear of a lot improved with two two-story brick apartment buildings, on premises at 2601-03 W. 23rd Place, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 5 P.M., Mondays through Fridays, and from 9 A.M. until 1:00 P.M. on Saturdays; that all operations shall be conducted within the garage 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: National Scavenger Service, Inc.
 APPEARANCES FOR: Alvin DeJong
 APPEARANCES AGAINST:
 PREMISES AFFECTED-- 1800-58 W. Carroll Avenue
 SUBJECT-- Application for the approval of a special use.
 ACTION OF BOARD--

CAL. NO. 307-82-S
 MAP NO. 1-H
 MINUTES OF MEETING
 March 18, 1983

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, National Scavenger Service, Inc., for Richard, Jr. and Esther Van Hattem, owners, filed October 1, 1982, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a waste transfer station facility, in an M2-4 General Manufacturing District, on premises at 1800-58 W. Carroll Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 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 10.4-2 (4) and 11.10-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on November 19, 1982, January 21 and March 18, 1983 after due notice thereof by publication in the Chicago Sun-Times on November 1, 1982; and

WHEREAS, the district maps show that the premises are located in an 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 proposed use is to be located in an M2-4 General Manufacturing District; that the subject site is vacant and has been used by the applicant company as a waste transfer station for several years; that the applicant proposes to construct improvements on the site to house the waste transfer operation; that in the waste transfer operation vehicles will pick up refuse and bring it to a central spot inside the transfer station building where it is unloaded and reloaded onto transfer 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 no refuse will be permitted to remain on the subject site overnight or during any period of time when the proposed transfer station is not in operation; that rodent, dust, litter and noise control will be provided; and that the use of the site 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

March 18, 1983

Cal. No. 307-82-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 facility, on premises at 1800-58 W. Carroll Avenue, upon condition that the applicant company shall build the waste transfer station facility in conformance with Plan #8219, dated July 1, 1982 and made part of the record; that the subject site shall be enclosed with a screen fence; that the operation at all times shall be conducted in compliance with the performance standards established for the M2-1 to M2-5 Districts under Section 10.8-2 of the zoning ordinance; 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: Peoples Auto Parking Company
 APPEARANCES FOR: Thomas J. Baryl
 APPEARANCES AGAINST:

CAL. NO. 7-83-S
 MAP NO. 2-F
 MINUTES OF MEETING

March 18, 1983

PREMISES AFFECTED— 601-31 S. Clark Street and 81-89 W. Harrison 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, Peoples Auto Parking Company, for Clark & Harrison Corporation, owner, filed December 15, 1982, an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a C3-6 Commercial-Manufacturing District, on premises at 601-31 S. Clark Street and 81-89 W. Harrison Street; 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 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 January 21 and March 18, 1983 after due notice thereof by publication in the Chicago Sun-Times on December 27, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a C3-6 Commercial-Manufacturing District; that on January 20, 1978 the Board approved the establishment of a public parking lot on the subject site, under certain conditions and with a terminal date of January 20, 1983; that the parking lot has been operated by the applicant corporation in compliance with the said conditions; that the applicant is requesting that the Board allow the continued operation of the parking lot; that the Board has incorporated the testimony of the original application, Cal. No. 6-78-S into the record, and finds that the said parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; and that the said parking lot with a terminal date of March 18, 1989, with an interim review by the Board in March of 1985, will be compatible with the existing improvements in the area and will not cause substantial injury

MINUTES OF MEETING

March 18, 1983
Cal. No. 7-83-S

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 continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 601-31 S. Clark Street and 81-89 W. Harrison Street, upon condition 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 surfacing, drainage, wheel stops, and fencing shall be maintained; that ingress and egress shall be from W. Harrison Street and S. Clark Street; that the alley abutting the facility may not be used for ingress nor for egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and 5 P.M., Mondays through Fridays, and at such times as special events are held in the neighborhood; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate six years from the date hereof, on March 18, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in March, 1985, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence, and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Peoples Auto Parking Company
 APPEARANCES FOR: Thomas J. Baryl
 APPEARANCES AGAINST:

CAL. NO. 8-83-S
 MAP NO. 2-F
 MINUTES OF MEETING
 March 18, 1983

PREMISES AFFECTED— 551-71 W. Monroe Street, 101-25 S. Jefferson Street, 552-62 W. Adams Street and 126-34 S. Clinton 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
Jack Guthman	X		
George J. Cullen	X		
Michael J. Howlett	X		
Thomas P. Keane	X		
John P. Kringas			X

THE RESOLUTION:

WHEREAS, Peoples Auto Parking Company, for Estate of Charles Scoville, Deceased, owner, filed December 15, 1982, an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a public parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 551-71 W. Monroe Street, 101-25 S. Jefferson Street; 551-62 W. Adams Street and 126-34 S. Clinton Street; 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 9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on January 21 and March 18, 1983 after due notice thereof by publication in the Chicago Sun-Times on December 27, 1982; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a C3-5 Commercial-Manufacturing District; that on October 26, 1972 the Board approved the establishment of a public parking lot on the subject site, under certain conditions and with a terminal date of February 15, 1983; that the parking lot has been operated by the applicant corporation in compliance with the said conditions; that the applicant is requesting that the Board allow the continued operation of the parking lot; that the Board has incorporated the testimony of the original application, Cal. No. 281-72-S into the record and finds that the said parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location, and operation of the said parking lot to be operated under the conditions hereinafter set forth; and that the said parking lot with a terminal date of March 18, 1989, with an interim review by the Board in March of 1985, will

MINUTES OF MEETING

March 18, 1983

Cal. No. 8-83-S

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 continued operation of a public parking lot for the parking of private passenger automobiles, on premises at 551-71 W. Monroe Street, 101-25 S. Jefferson Street, 552-62 W. Adams Street and 126-34 S. Clinton Street, upon condition 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 surfacing, drainage, wheel stops, and fencing shall be maintained; that ingress and egress shall be from West Monroe Street and W. Adams Street; that the alley abutting the facility may not be used for ingress nor for egress; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that the hours of operation shall be limited to the hours between 6 A.M. and 5 P.M. Mondays through Fridays, and at such times as special events are held in the neighborhood; that the lot shall be securely locked at all other times, that the use of the premises as a parking lot shall terminate six years from the date hereof, on March 18, 1989, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term and shall undertake an interim review of this matter in March, 1985, without further public notice of public hearing, for the purpose of determining whether the conditions of this resolution are being complied with at such date, notice of such review to be given to the applicant, which notice shall include a time and place at which the applicant may present evidence, and that all applicable ordinances of the City of Chicago shall be complied with in the use and occupancy of said premises.

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

APPLICANT: Sharon and Donald Burgess

CAL. NO. 13-83-A

APPEARANCES FOR: None

MAP NO. 16-K

APPEARANCES AGAINST:

MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 6330 S. Kilpatrick Avenue

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: Daniel L. Houlihan & Associates, Ltd.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 23-83-A
MAP NO. 12-K
MINUTES OF MEETING
March 18, 1983

PREMISES AFFECTED— 6330 S. Kilpatrick Avenue.

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

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: Interventions

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED-- 1943-45 N. Sheffield Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Case continued until
April 15, 1983.

CAL. NO. 9-83-S
MAP NO. 5-G
MINUTES OF MEETING
March 18, 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

MINUTES OF MEETING

March 18, 1983

Cal. No. 124-81-Z

Mr. David S. Chernoff, for Harold J. Ticktin, filed a request for an extension of time in which to obtain permit for the erection of a two-story brick single family residence, on premises at 1941 N. Fremont Street, for which a variation of the zoning ordinance was granted by the Board on May 22, 1981 to permit a front yard of 11 instead of 15 feet and with a south side yard of 13-3/4 inches instead of 2.4 feet, Cal. No. 124-81-Z.

Chairman Guthman moved that the request be granted and the time extended until September 18, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
March 18, 1983
Cal. No. 64-78-S

Melrose Park National Bank, Trust No. 2320, as Trustee, by its attorneys, Daniel L. Houlihan & Associates, Ltd., pursuant to Section 11.10-5 of the Chicago Zoning Ordinance, presented a written motion to extend the commencement date of a variation in the nature of a special use for a period of twelve (12) months, stating as follows:

(a) By resolution of March 12, 1982, Cal. No. 64-78-S, the Zoning Board of Appeals granted the petitioner, Melrose Park National Bank, Trust No. 2320, an extension of the commencement date of the previously authorized special use on the subject property to and including April 1, 1983.

(b) The factors recited by the Zoning Board of Appeals as grounds for granting an extension of the commencement date as set forth in its resolution of March 12, 1982, included the fact that planning of use for the subject property was being integrated with the plans of use for other, similar properties in the vicinity of the subject property, which other properties as well as the subject property, are owned by Waste Management, Inc., the corporate entity which acquired on August 11, 1980, the entire beneficial interest of the petitioner land trust, Melrose Park National Bank, Trust No. 2320.

(c) Among the other referenced properties in the vicinity of the subject property owned by Waste Management, Inc., is a parcel of 289 acres situated at the southeast corner of E. 110th Street and S. Stony Island Avenue, if extended, and commonly known as the Waste Management-Interlake site, in distinction to the subject property which is commonly known as the Waste Management-Heil site.

(d) By resolution of August 20, 1982, Cal. No. 200-82-S, the Zoning Board of Appeals granted a variation in the nature of a special use for sanitary landfill and related uses for the property known as the Waste Management-Interlake site.

(e) The conditions imposed by the Zoning Board of Appeals in its resolution of August 20, 1982, in Cal. No. 200-82-S, included the following:

"(b) That if the applicant be permitted by all Federal, State and Municipal agencies having regulatory authority over the proposed use of the subject premises, the applicant will relinquish its previously authorized right to operate a sanitary landfill at the Waste Management-Heil site, notwithstanding such right of use having been set forth in Cal. No. 64-78-S of this Board and an amendment to the special use Cal. No. 64-78-S shall be entered effectuating the applicant's agreement to forego the use of the Waste Management-Heil site as a sanitary landfill."

(f) The petitioner has refrained from commencement of use on the property known as the Waste Management-Heil site, which is the subject of Cal. No. 64-78-S, in conformity with the quoted condition specified in the Board's resolution of August 20, 1982, in Cal. No. 200-82-S, the subject of which is the property known as the Waste Management-Interlake site.

(g) All applicable permits from federal, state and municipal agencies having regulatory authority over the proposed use of the property known as the Waste Management-Interlake site, the subject of Cal. No. 200-82-S, are in the course of being currently processed and additional time is necessitated to complete that permit processing and, concomitantly, to

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determine the applicability to commencement of use of the property known as the Waste Management-Heil site, the subject of Cal. No. 64-78-S, of the quoted condition specified in the Board's resolution of August 20, 1982, in Cal. No. 200-82-S.

(1) The Board finds that there is an adequate showing of cause to extend the commencement date as requested by petitioner in that the right of use of the previously authorized special use for the premises affected in Cal. No. 64-78-S (the Waste Management-Heil site) is, by commitment of the petitioner and by the express condition imposed by this Board in its resolution of August 20, 1982, in Cal. No. 200-82-S, necessarily related to the commencement of use of the special use granted by the Board for the premises affected in Cal. No. 200-82-S (the Waste Management-Interlake site).

(2) The Board recognized such fact when it adopted its resolution of August 20, 1982, in Cal. No. 200-82-S and imposed as a condition therein the following provision:

"(b) That if the applicant be permitted by all Federal, State and Municipal agencies having regulatory authority over the proposed use of the subject premises, the applicant will relinquish its previously authorized right to operate a sanitary landfill at the Waste Management-Heil site, notwithstanding such right of use having been set forth in Cal. No. 64-78-S of this Board and an amendment to the special use Cal. No. 64-78-S shall be entered effectuating the applicant's agreement to forego the use of the Waste Management-Heil site as a sanitary landfill."

If the petitioner were to have proceeded with the special use in Cal. No. 64-78-S subsequent to August 20, 1982, the date of this Board's resolution in Cal. No. 200-82-S, or if petitioner were to proceed now prior to April 1, 1983, the current extended commencement date, it would have resulted or would result in a violation of this Board's order in that latter calendar, a result neither intended nor to be countenanced by this Board.

(3) The force and effect of the foregoing quoted condition in Cal. No. 200-82-S was to toll the otherwise applicable commencement date of the previously authorized special use in Cal. No. 64-78-S pending a determination of commencement of use of the approved special use in Cal. No. 200-82-S.

(4) The Board, pursuant to Section 11.10-5 of the ordinance, has the authority to extend the commencement date for an additional twelve (12) months.

Acting Chairman Keane moved that the request be granted and that the commencement date of said special use be extended not to exceed April 1, 1984, subject to the following restrictions:

(a) Petitioner is directed not to initiate on the site any activities related to the authorized special use for the premises affected in Cal. No. 64-78-S (the Waste Management-Heil site) without prior written notification to the Board so that it may monitor compliance with its order herein and the resolution of the Board of August 20, 1982, in Cal. No. 200-82-S.

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(b) Petitioner is directed to promptly file with the Board a specification of all acts previously undertaken respecting commencement of use for the premises affected in Cal. No. 64-78-S.

(c) Petitioner is directed to file with the Board no later than May 1, 1983, a specification of all acts undertaken respecting commencement of use for the premises affected in Cal. No. 200-82-S.

The motion prevailed by yeas and nays as follows:

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

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Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, April 15, 1983 at 9:00 A.M.


Secretary