

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, April 15, 1983

at 9:00 A.M. and 1:30 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

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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 March 18, 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.

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 305

APPLICANT: Lake Shore Drive Synagogue, Shomrei Israel
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 89-83-Z
 MAP NO. 3-E
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 70 E. Elm Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Lake Shore Drive Synagogue, Shomrei Israel, owner, filed February 14, 1983, an application for a variation of the zoning ordinance to permit, in an R7 General Residence District, the removal of two north wings and the erection of a one-story 2500 square foot addition to a first floor synagogue with a rear yard of 5 instead of 30 feet and the conversion of the upper three floors from lodging rooms to three apartments with no provision for off-street parking, on premises at 70 E. Elm Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.9-7 and 7.12-3."

and

WHEREAS, a public hearing was held by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

WHEREAS, the district maps show that the premises are located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds that in this case the proposed use is to be located in an R7 General Residence District; that the proof presented indicates that it is proposed to enlarge the use of the first floor synagogue and preserve the character of the facade of the building, converting the three upper floors from lodging rooms to three two-bedroom apartments; that the property 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 of the district in which it is located in that enlarging the sanctuary to the needed capacity necessitates an addition of the size requested; that the plight of the owner is due to the limited space available for the needed expansion; and that the variations, if granted, will not alter the essential character of the locality in that the requested variations exist on the present structure in a block in which the configuration of all the improvements indicates inadequate yards and a lack of off-street parking; it is therefore

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Cal. No. 89-83-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 removal of two north wings and the erection of a one-story 2500 square foot addition to a first floor synagogue with a rear yard of 5 instead of 30 feet and the conversion of the upper three floors from lodging rooms to three apartments with no provision for off-street parking, on premises at 70 E. Elm 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: Lake Shore Drive Synagogue, Shomrei Israel
 APPEARANCES FOR: Robert Kenny
 APPEARANCES AGAINST:

CAL. NO. 90-83-A
 MAP NO. 3-E
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED-- 70 E. Elm 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, Lake Shore Drive Synagogue, Shomrei Israel, owner, filed February 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a synagogue and the erection of a 2500 sq. ft. addition to the rear of a four-story brick building containing a synagogue and three apartments with no provision for off-street parking instead of the 17 spaces required for the synagogue, in an R7 General Residence, on premises at 70 E. Elm Street, which, it is alleged, is not applicable since the congregation is prohibited from using automobile transportation on the Sabbath and other high religious holidays, and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.9-7 and 7.12-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983; and

WHEREAS, the district maps show that the premises are located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R7 General Residence District; that the proof presented indicates that a synagogue has been located on the subject site for many years; that the erection of the proposed addition is necessary to create a new sanctuary with a larger seating capacity; that the services in the synagogue are limited to Friday evenings and Saturday afternoons at which time the religious practice is such that members of the congregation are not permitted to ride to services; that the greater majority of the congregation live within walking distance of the synagogue; that this is a typical neighborhood synagogue which does not solicit participation by outside people; that no off-street parking for the synagogue is required; it is therefore

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Cal. No. 90-83-A

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a synagogue and the erection of a 2500 sq. ft. addition to the rear of a four-story brick building containing a synagogue and three apartments, with no provision for off-street parking instead of the 17 spaces required for the synagogue, on premises at 70 E. Elm 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: Gennelly Viteri
 APPEARANCES FOR: Gennelly Viteri
 APPEARANCES AGAINST:

CAL. NO. 91-83-Z
 MAP NO. 8-K
 MINUTES OF MEETING
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PREMISES AFFECTED-- 3130 S. Karlov 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, Gennelly and Alicia P. Viteri, owners, filed December 16, 1982, an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the legalization of the enclosure of a front porch on a 1-1/2 story frame residence whose front yard is 9.5 instead of 20 feet, on premises at 3130 S. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 19, 1982 reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.7-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 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 said use is 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 the district in that the enclosure of the front porch, which does not increase the living area of the structure, was constructed for security reasons; that the plight of the owners is due to the limited front yard; that the variation, if granted, will not alter the essential character of the neighborhood in that the enclosed front porch maintains the existing front yard of the residence and is in line with other residences on the block; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of the enclosure of a front porch on a 1-1/2 story frame single family residence whose front yard is 9.5 feet instead of 20 feet, on premises at 3130 S. Karlov 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: Ken Berezewski
 APPEARANCES FOR: Ken Berezewski
 APPEARANCES AGAINST:

CAL. NO. 92-83-Z
 MAP NO. 12-N
 MINUTES OF MEETING
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PREMISES AFFECTED— 5250 S. Normandy 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, Ken Berezewski, owner, filed February 28, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a second floor addition to a one-story brick single family residence whose side yards will be 3 feet each instead of combined side yards of 9 feet, on premises at 5250 S. Normandy Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 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 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R2 Single Family Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that a second floor addition, consisting of three bedrooms and a bathroom, is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to the code requirements that increase side yard requirements with the erection of a second floor addition; that the variation, if granted, will not alter the essential character of the locality in that the use is compatible with the existing improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a second floor addition to a one-story brick single family residence whose side yards will be three feet each instead of combined side yards of nine feet, on premises at 5250 S. Normandy 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: General Parking Corporation
 APPEARANCES FOR: Steven H. Klein
 APPEARANCES AGAINST: David S. Heller

CAL. NO. 93-83-S
 MAP NO. 1-F
 MINUTES OF MEETING
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PREMISES AFFECTED— 2-12 W. Ontario Street, 1 W. Erie Street and 630-46 N. State Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
Abstain		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, General Parking Corporation, for the American Medical Association, owner, filed February 24, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a B7-5 and B7-6 General Central Business District, on premises at 2-12 W. Ontario Street, 1 W. Erie Street and 630-46 N. State Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 24, 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 8.4-7(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

WHEREAS, the district maps show that the premises are located in a B7-5 and a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located partly in a B7-5 General Central Business District and partly in a B7-6 General Central Business District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience because there is a need for additional public parking for business uses in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; that the said parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 2-12 W. Ontario Street, 1 West Erie Street and 630-46 N. State Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with; that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles

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shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from N. State Street and W. Ontario Street; that the driveways shall be constructed in accordance with the Driveway Ordinance which specifies three foot straight flares on each approach; that the lot shall be fenced with a 6 foot high chain link fence; that the hours of operation shall be limited to the hours between 7 A.M. and 12 Midnight; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order; that the use of the premises as a parking lot shall terminate on April 15, 1988, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with by the applicant.

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

APPLICANT: 326 S. Wells Corporation

CAL. NO. 94-83-S

APPEARANCES FOR: Rudnick & Wolfe

MAP NO. 1-E

APPEARANCES AGAINST:

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PREMISES AFFECTED— 666 N. Lake Shore Drive

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

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

THE RESOLUTION:

WHEREAS, 326 South Wells Corporation, for the 666 Associates, owner, filed February 24, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of public parking on the second through fifth levels of a seven-level parking facility in a 16, 20 and 29-story building containing stores, offices and 399 apartments, in a C3-6 Commercial-Manufacturing District, on premises at 666 N. Lake Shore Drive; 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 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 April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

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

WHEREAS, The Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that public parking at this location is necessary for the public convenience primarily to accommodate the patrons of the stores and offices of the subject building; that the public health, safety and welfare will be adequately protected in the design and operation of the public parking facility to be improved and operated under the conditions hereinafter set forth; that the establishment of public parking in the building is compatible with the type of multi-use buildings in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of public parking for 245 automobiles on the 2nd through the 5th levels of a 7-level parking facility in a 16, 20 and 29-story building containing stores, offices and 399 apartments, on premises at 666 N. Lake Shore Drive, 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: 1776, an Illinois partnership
 APPEARANCES FOR: Steven Klein
 APPEARANCES AGAINST:

CAL. NO. 95-83-S
 MAP NO. 13-H
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 1749-55 W. Carmen Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, 1776, an Illinois partnership, for the American National Bank and Trust Company of Chicago, Trust No. 56876, owner, filed March 28, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 1749-55 W. Carmen Avenue, to fulfill the parking requirements for a proposed conversion of a one and three-story commercial building into 16 apartments, on premises at 1776 W. Winnemac Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 7.4-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a parking lot at this location is necessary for the public convenience to provide off-street parking for the residents of a proposed 16-apartment building at 1776 W. Winnemac Avenue; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth and that the use of the premises as a parking lot, with provision for landscaping along the north, east and south lot lines will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 1749-55 W. Carmen Avenue,

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to fulfill the parking requirements for a proposed conversion of a one and three-story commercial building into 16 apartments, at 1776 W. Winnemac Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a strip of land 57 feet wide along the north lot line shall be landscaped with grass and trees; that the balance of the lot shall be improved with a compacted macadam base not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, except for a strip of land 4 feet 8 inches wide along the north, east and south sides of the surfaced area, which shall be planted with evergreen hedges; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from N. Ravenswood Avenue; that the alley abutting the facility may not be used for ingress nor egress; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such times as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that the applicant has complied with all of the provisions of this resolution.

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

APPLICANT: Miomir Radovanovich

CAL. NO. 96-83-S

APPEARANCES FOR: Ronald L. Webne

MAP NO. 13-H

APPEARANCES AGAINST:

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PREMISES AFFECTED— 2236 W. Lawrence Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued until
May 20, 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: Michael G. Coan
 APPEARANCES FOR: Michael G. Coan
 APPEARANCES AGAINST:

CAL. NO. 97-83-Z
 MAP NO. 5-F
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PREMISES AFFECTED— 750 W. Willow Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Michael G. Coan, for Aetna Bank, Trust No. 10-2593, owner, filed March 8, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a three-story three unit townhouse with no east side yard instead of 5 feet and whose rear yard will be 15 instead of 30 feet, on premises at 750 W. Willow Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 6, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.8-4 and 7.9-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the 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 the district in which it is located in that the variations are necessary in order to construct an economically viable and workable three unit townhouse on a vary shallow lot with no alley access; that the plight of the owner is due to the 99 foot lot depth and no alley access; and that the proposed townhoue development, with the variations requested, will not alter the essential character of the locality in that the majority of developments in the area do not comply with the yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by viture 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

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three-story three unit townhouse with no east side yard instead of 5 feet and whose rear yard will be 15 instead of 30 feet, on premises at 750 W. Willow 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 808

APPLICANT: Whit Hughes
APPEARANCES FOR: Whit Hughes
APPEARANCES AGAINST:

CAL. NO. 98-83-S
MAP NO. 17-G
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 1321-23 W. Loyola 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, Whit Hughes, for Charles W. and Helen Demas, owners, filed March 10, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-service automatic laundrette in a one-story brick store building, in a B2-2 Restricted Retail District, on premises at 1321-23 W. Loyola Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 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 proposed use is to be located in a B2-2 Restricted Service District; that the proof presented indicates that a self-service automatic laundrette is necessary for the public convenience because of the lack of laundrette facilities in the neighborhood; that the public health, safety and welfare will be adequately protected in that the laundrette will be operated in compliance with all city regulations governing automatic laundrettes; and that the establishment of a laundrette will not cause substantial injury to the value of other property in the neighborhood in which it is to be located in that the use is compatible with the type of uses in the area; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a self-service automatic laundrette in a one-story brick store building, on premises at 1321-23 W. Loyola Avenue, upon condition that a fulltime attendant shall remain on the premises during the hours of operation which shall be from 7 A.M. until 10 P.M. daily; 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: Gwendolyn Hayes
APPEARANCES FOR: Gwendolyn Hayes
APPEARANCES AGAINST:

CAL. NO. 99-83-S
MAP NO. 2-L
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED-- 5135-41 W. Madison Street.
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

Case continued until
May 20, 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: Theodore C. Mazola
 APPEARANCES FOR: Theodore C. Mazola
 APPEARANCES AGAINST:

CAL. NO. 100-83-Z
 MAP NO. 2-G
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 1265-1301 W. Flournoy Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Theodore C. Mazola, owner, filed March 9, 1983, an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story eight unit townhouse whose front yard will be 3 instead of 15 feet and whose side yards will be 3.5 instead of 7.5 feet, on premises at 1265-1301 W. Flournoy Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 15, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194 A of the Municipal Code of Chicago, specifically, Sections 7.7-5 and 7.8-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that on September 28, 1979, the Board granted a variation to permit the erection of a three-story and basement four unit townhouse whose front yard was to be 8 instead of 15 feet and whose side yards were to be 3 feet 6 inches instead of 6 feet 8 inches on the subject site, Cal. No. 215-79-Z; that the Board has incorporated the testimony of the previous application into the record; that although the application before the Board is for an eight unit townhouse development, the lot coverage is identical to the previous application since the townhouses are duplexed and consequently the open stairways to the upper units are in the required front yard; that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that a variation of the front yard is necessary in order to give architectural enhancement to the improvement by lining it up with the adjacent buildings and the side yard variation is necessary in order to provide viable living quarters; that the plight of the owner is due to the established building line in the block; that the proposed townhouse development, with the variations requested, will be compatible with the improvements in the block and will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

April 15, 1983

Cal. No. 100-83-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 eight unit townhouse whose front yard will be 3 instead of 15 feet and whose side yards will be 3.5 instead of 7.5 feet, on premises at 1265-1301 W. Flournoy 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: Maria G. Tousek
 APPEARANCES FOR: Maria G. Tousek
 APPEARANCES AGAINST:

CAL. NO. 101-83-A
 MAP NO. 12-K
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 4937 S. Kolin 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, Maria G. Tousek, owner, filed January 26, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-story brick building as two apartments, in an R3 General Residence District, on premises at 4937 S. Kolin 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 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 April 15, 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-story brick building, on premises at 4937 S. Kolin 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: Robert F. Policastro
APPEARANCES FOR: Robert F. Policastro
APPEARANCES AGAINST:

CAL. NO. 102-83-A
MAP NO. 9-F
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 629-31 W. Sheridan Road
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Robert F. Policastro, for American National Bank & Trust Co. of Chicago, Tr. #52065, owner, filed February 10, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the deconversion of a three-story brick building from 20 to 12 apartments with no provision for off-street parking or loading, in an R7 General Residence District, on premises at 629-31 W. Sheridan Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 26, 1983 reads:

"Application not approved. Requested certification does not comply with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.12-3 and 7.11-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983; and

WHEREAS, the district maps show that the premises are located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R7 General Residence District; that the proof presented indicates that it is proposed to renovate and convert an existing 20 apartment building into 12 apartments; that the building was originally constructed without provision for either off-street parking or loading; 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 deconversion of the three-story brick building, on premises at 629-31 W. Sheridan Road, from 20 to 12 apartments with no provision for off-street parking or loading, upon condition that all applicable ordinances of the City of Chicago shall be complied with in the proposed deconversion, and that plans and permits shall be obtained indicating compliance with building code regulations.

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

APPLICANT: Union Davis
 APPEARANCES FOR: T. A. King
 APPEARANCES AGAINST:

CAL. NO. 103-83-A
 MAP NO. 18-D
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 7214 S. Dorchester 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, Union Davis, owner, filed February 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store, including carry-out sandwiches, in a one-story brick store building, in an R3 General Residence District, on premises at 7214 S. Dorchester Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 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 April 15, 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 building; that the proof presented indicates that on January 19, 1979 the Board sustained an appeal permitting the establishment of a grocery store in the subject site; that the appellant is operating at this time a carry-out restaurant and seeks to add the sale of grocery items to the established business; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store, including carry-out sandwiches, in the one-story brick store building, on premises at 7214 S. Dorchester Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued, and that there shall at no time be more than three automatic amusement machines on the premises.

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

APPLICANT: Seymour Goldberg
 APPEARANCES FOR: Seymour Goldberg
 APPEARANCES AGAINST:

CAL. NO. 104-83-A
 MAP NO. 20-D
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 1133 E. 82nd 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, Seymour Goldberg, for Lucille Marks, owner, filed February 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as a store and four apartments, in a B4-1 Restricted Service District, on premises at 1133 E. 82nd Street; 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, Sections 8.6-4 and 8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B4-1 Restricted Service District; that the proof presented indicates that the building on the subject site has been occupied as a store and four apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the owner of the building has a right to continue the said occupancy, 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 he use of the three-story brick building, on premises at 1133 E. 82nd Street, as a store and four 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: Maria Torres
APPEARANCES FOR: Maria Torres
APPEARANCES AGAINST:

CAL. NO. 105-83-A
MAP NO. 4-H
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED-- 2124 W. 18th Street

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

ACTION OF BOARD--

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Maria Torres, for Heliberto Diaz, owner, filed February 24, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a three-story brick apartment building, in an R4 General Residence District, on premises at 2124 W. 18th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 23, 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 April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that there has been no business establishment in the building on the subject site for many years; that under Section 6.4-5 of the zoning ordinance, the Board has no authority to permit the establishment of a business in the store portion of the building which had been vacant and unoccupied in excess of one year, 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: Woods/Zajac & Associates
 APPEARANCES FOR: Joe Woods and Alban Zajac
 APPEARANCES AGAINST:

CAL. NO. 106-83-A
 MAP NO. 11-G
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 4741 N. Malden 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, Woods/Zajac & Associates, for American National Bank & Trust Co. of Chicago, Tr. No. 49842, filed February 28, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story brick building as 10 apartments, in an R4 General Residence District, on premises at 4741 N. Malden 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 7.5-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as 10 apartments since prior to January 17, 1969; that the appellant has a right to continue the occupancy of the building as 10 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 three-story brick building, on premises at 4741 N. Malden Avenue, as 10 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: Association of American Youth of Ukranian Descent, Inc.

CAL. NO. 107-83-A

APPEARANCES FOR: James R. Sneider

MAP NO. 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING

April 15, 1983

PREMISES AFFECTED-- 5782 N. Elston Avenue

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

ACTION OF BOARD--

Case continued to
June 24, 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: George Vazquez
 APPEARANCES FOR: George Vazquez
 APPEARANCES AGAINST:

CAL. NO. 108-83-A
 MAP NO. 18-D
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED-- 1400 E. 72nd 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, George Vazquez, for William Bradford, owner, filed March 1, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a church on the first floor of a one and three-story brick store and two-apartment building, formerly occupied as a funeral parlor in an R3 General Residence District, with off-street parking for three automobiles, on premises at 1400 E. 72nd Street, which, it is alleged, is not in violation of the zoning ordinance; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 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 April 15, 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 parking requirements for a funeral home under today's regulations exceed the parking requirements for the proposed church, with a seating capacity of 45, and two apartments; that the three parking spaces provided satisfy the parking requirements, 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 church on the first floor of the one and three-story brick store and two-apartment building, with off-street parking for three automobiles, on premises at 1400 E. 72nd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with in the occupancy and use of said property.

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

APPLICANT: Edward Howlett
 APPEARANCES FOR: Edward Howlett
 APPEARANCES AGAINST:

CAL. NO. 109-83-A
 MAP NO. 1-II
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED-- 46 N. Damen 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, Edward Howlett, owner, filed March 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant on the first floor of the rear portion of a two-story brick building, in an R4 General Residence District, on premises at 46 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 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 April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store on the subject site has been vacant and unoccupied for the past five years; that under Section 6.4-5 of the zoning ordinance, the Board has no authority to permit the use requested, it is therefore

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

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

APPLICANT: Hector Galvan and David Raymond
 APPEARANCES FOR: Hector Galvan and David Raymond
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 4800 S. Loomis Boulevard
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 110-83-A
 MAP NO. 12-G
 MINUTES OF MEETING
 April 15, 1983

ACTION OF BOARD—

THE VOTE

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

THE RESOLUTION:

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

WHEREAS, Hector Galvan and David Raymond, for Elena Galvan, owner, filed March 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store containing five video games in the store on the first floor of a two-story brick and frame store building, in an R3 General Residence District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 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 April 15, 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 non-conforming store in the building on the subject site has been vacant and unoccupied for the past 15 years; that under Section 6.4-5 of the zoning ordinance, the Board has no authority to permit the re-establishment of a business in this residential district, it is therefore

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

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

APPLICANT: Charlie Jones
 APPEARANCES FOR: Charlie Jones
 APPEARANCES AGAINST:

CAL. NO. 111-83-A
 MAP NO. 18-G
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 1205 W. 74th 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, Charlie Jones, for Steve Stephens, owner, filed March 3, 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 a one-story brick building at the rear of a lot improved with a two-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 1205 W. 74th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 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 April 15, 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 proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that the existing garage building on the rear of the subject lot had been occupied as an automobile repair garage, which use was discontinued within the past year; that the appellant has a right to re-establish an automobile repair shop, excluding body and fender work and engine rebuilding, in the garage building at the rear of the subject site, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of an automobile repair shop in the one-story brick building at the rear of the lot improved with a two-story brick store and apartment building, on premises at 1205 W. 74th Street, upon condition that there shall be no body or fender work or engine rebuilding on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued herein.

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

APPLICANT: Valentino Majstorich
 APPEARANCES FOR: Valentino Majstorich
 APPEARANCES AGAINST:

CAL. NO. 112-83-A
 MAP NO. 24-B
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 9800 S. Escanaba 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, Valentino Majstorich, for Edward and Lorraine Zagar, owners, filed March 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued smoking of meat in an existing grocery store and meat market on the first floor of a one and two-story brick store and apartment building, in an R2 Single Family Residence District; on premises at 9800 S. Escanaba Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 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 April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the non-conforming store on the subject site has been occupied as a grocery store and meat market, including the smoking of meat, for the past 38 years; 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 smoking of meat in an existing grocery store and meat market on the first floor of the one and two-story brick store and apartment building, on premises at 9800 S. Escanaba Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 6 P.M., Mondays through Saturdays; 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: William R. Jacobs
 APPEARANCES FOR: William R. Jacobs
 APPEARANCES AGAINST:

CAL. NO. 113-83-A
 MAP NO. 11-H
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 1923 W. Montrose 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, William R. Jacobs, owner, filed March 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a laboratory in conjunction with the operation of a medical clinic on the first floor of a three-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 1923 W. Montrose Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 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 April 15, 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 a medical clinic, including an x-ray machine and developing laboratory, has been established on the first floor of the building on the subject site since the year 1942; 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 laboratory in conjunction with the operation of a medical clinic on the first floor of the three-story brick store and apartment building, on premises at 1923 W. Montrose Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with in the said operation.

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

APPLICANT: Lester Rogers
 APPEARANCES FOR: Lester Rogers
 APPEARANCES AGAINST:

CAL. NO. 114-83-A
 MAP NO. 22-A
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 8955 S. Buffalo 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, Lester Rogers, owner, filed March 8, 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 grocery store on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 8955 S. Buffalo Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 7, 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 7.3-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 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 appellant operates a duly licensed grocery store in the store at this site and seeks permission to install a hot plate for the purpose of selling sandwiches 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 an existing grocery store on the first floor of a three-story brick store and apartment building, on premises at 8955 S. Buffalo Avenue, upon condition that the service shall be limited to carry-out only; that there shall be no tables and chairs set up for service on the premises; that no alcoholic beverages may be sold on the premises; that there shall be no automatic pinball or video games on the premises; that the hours of operation shall be limited to the hours between 7 A.M. and 10 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: Alexandru A. Terdik
 APPEARANCES FOR: Alexandru A. Terdik
 APPEARANCES AGAINST:

CAL. NO. 115-83-A
 MAP NO. 7-M
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED-- 6243 W. Belmont 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, Alexandru A. Terdik, for George and Joan Niespodzinski, owners, filed March 3, 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 two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 6243 W. Belmont Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 2, 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 April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-1 Restricted Service District; that the proof presented indicates that the 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 two-story brick store and apartment building, on premises at 6243 W. Belmont Avenue, upon condition that no animals shall be housed or boarded over night; that the hours of operation shall be limited to the hours between 9 A.M. and 7 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: San Luis Freeze, Inc.

CAL. NO. 116-83-A

APPEARANCES FOR:

MAP NO. 5-K

APPEARANCES AGAINST:

MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 4241 W. Armitage Avenue

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

ACTION OF BOARD—

Case withdrawn upon
motion of appellant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPLICANT: Fidel Perez
 APPEARANCES FOR: Fidel Perez
 APPEARANCES AGAINST:

CAL. NO. 117-83-A
 MAP NO. 22-B
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 2759 E. 87th 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, Fidel Perez for Jacobo de Leon, owner, filed February 23, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty shop in the one-story brick store building at the rear of a lot improved with a single family residence, in an R3 General Residence District, on premises at 2759 E. 87th Street; 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 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 there is a double store building at the rear of the subject premises, the easterly portion of which was the subject of an appeal approved by this Board for a carry-out restaurant on January 22, 1982, in Cal. No. 21-82-A; that the establishment of a beauty shop in the westerly portion of the non-conforming store is proper under Section 6.4-6 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a beauty shop in the one-story brick store building at the rear of a lot improved with a single family residence, on premises at 2759 E. 87th Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 10 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: Sharon Baraban
 APPEARANCES FOR: Sharon Baraban
 APPEARANCES AGAINST:

CAL. NO. 118-83-A
 MAP NO. 14-J
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 3802 W. 59th Street

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Sharon Baraban, for Phyllis Baraban, owner, filed March 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy and ice cream store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 3802 W. 59th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 4, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 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 R3 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site had been occupied as an art gallery; that the change of use to an ice cream and candy store is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy and ice cream store on the first floor of the two-story brick store and apartment building, on premises at 3802 W. 59th Street, 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 11:00 A.M. and 8:30 P.M., Tuesdays through Sundays; 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: Eric Rothner
APPEARANCES FOR: Daniel L. Houlihan
APPEARANCES AGAINST:

CAL. NO. 119-83-A
MAP NO. 11-G
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED-- 4100 N. Clark Street and 4115 N. Southport Avenue.
SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Eric Rothner, for Chicago Title & Trust Co., Tr. No. 10-79-843, owner, filed March 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a food processing business, including warehousing and distributorship, in a one-story brick building, in a B4-2 Restricted Service District, on premises at 4100 N. Clark Street and 4115 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 8, 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 April 15, 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 non-conforming, 15,000 square foot warehouse and garage structure was occupied as a warehouse and distributorship for the Pabst Brewery Company from 1955 to 1975 and by the Fred W. Losch Beverage Company from 1975 through 1979; that since 1979 Bell Vending Company has operated an electronic amusement machine and cigarette vending machine distributorship and warehouse business on the site; that the change of use to a food processing business, including warehousing and distributorship, 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 food processing business, including warehousing and distributorship, in the one-story brick building, on premises at 4100 N. Clark Street and 4115 N. Southport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Leon Bleichman
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 120-83-A
 MAP NO. 1-H
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED-- 55 N. Damen 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, Leon Bleichman, for First Bank of Oak Park, Tr. #9476, owner, filed March 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a meat market in the store on the first floor of a one and three-story brick store and apartment building, in an R4 General Residence District; on premises at 55 N. Damen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 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 April 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the subject site is one unit of a six store complex, some of which stores are occupied by uses in the B1 and B2 classification; that the subject site had been occupied as the x-ray room in connection with the existing medical center on the premises; that the change of use to a meat market 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 meat market in the store on the first floor of the one and three-story brick store and apartment building, on premises at 55 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 7 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 806

APPLICANT: Robin L. Prebe
APPEARANCES FOR: Robin L. Prebe
APPEARANCES AGAINST:

CAL. NO. 121-83-A
MAP NO. 12-I
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 2837½ W. 51st Street

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

ACTION OF BOARD—

THE VOTE

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

THE RESOLUTION:

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

WHEREAS, Robin L. Prebe, for George Valick, owner, filed March 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand store in the one-story brick store building, in an R3 General Residence District, on premises at 2837½ W. 51st Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 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 subject site is one of a three store complex, the occupancy of which stores had been limited to business uses in the B1 and B2 classification; that the appellant is seeking to establish a second-hand store, a B4 use, at the site; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the use requested, it is therefore

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

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

APPLICANT: Dennis Riley and Martha Stevens

CAL. NO. 122-83-A

APPEARANCES FOR:

MAP NO. 3-H

APPEARANCES AGAINST:

MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 1084 N. Hermitage Avenue

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

ACTION OF BOARD—

Case withdrawn upon
motion of appellant.

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
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 123-83-S
 MAP NO. 13-L
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 5524-28 W. Lawrence Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Daniel L. Houlihan, for Joseph C. and Carole M. Scarpelli, Ralph C. and Cordelia J. Capparelli, owners, filed February 28, 1983, and subsequently amended, an application for the approval of the location and the establishment of residential use on the ground floor in the construction of a two-story brick seven-apartment addition to the rear of a two-story brick store and one-apartment building, in a B2-2 Restricted Retail District, on premises at 5524-28 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 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 8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 1983 after due notice thereof by publication in the Chicago Tribune on March 28, 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 proposed use is to be located in a B2-2 Restricted Retail District; that on April 20, 1979 the Board approved a special use permitting residential use on the ground floor in the construction of a two-story brick addition, containing six dwelling units, to the rear of the building on the subject site, Cal. No. 66-79-S; that the site was not developed due to the depressed economic condition of the real estate market; that the Board by reference incorporates the record of the previous application; that the proof presented indicates that there have been no changes in the area that would dictate that the ground floor dwelling units would not be appropriate; that the public convenience would be served by more dwelling units because of the demand for housing, low vacancy rates, rent structures and condominiums in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed building which will be of less density than permitted under the present zoning; and that the proposed use will be compatible with the mixed business and residential uses in the area and will not cause substantial injury to

MINUTES OF MEETING

April 15, 1983

Cal. No. 123-83-S

the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a two-story brick seven-apartment addition to the rear of a two-story brick store and one-apartment building, on premises at 5524-28 W. Lawrence 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: Richard Weatherford
APPEARANCES FOR: Richard Weatherford
APPEARANCES AGAINST:

CAL. NO. 124-83-A
MAP NO. 20-G
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 8058 S. Halsted Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, Richard Weatherford, owner, filed March 17, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the pumping of gas in connection with an existing motor vehicle repair shop in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 8058 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 April 15, 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 proposed use is to be located in a B2-2 Restricted Retail District; that the subject site was legally established as automobile filling station and vehicle repair shop under the C2-2 zoning which was in effect until September 26, 1979 at which time the City Council rezoned the block to B2-2; that the automobile repair shop is operating and duly licensed and in connection therewith, the appellant seeks to install two islands with six gasoline pumps, accessory to the present use of the premises; 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 pumping of gas in connection with an existing motor vehicle repair shop in a one-story brick building, on premises at 8058 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: Daniel L. Houlihan
APPEARANCES FOR: Daniel L. Houlihan
APPEARANCES AGAINST:

CAL. NO. 23-83-A
MAP NO. 12-K
MINUTES OF MEETING
April 15, 1983

PREMISES AFFECTED— 4937 S. Kostner Avenue.
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued until
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: Erie-McClurg Partnership, Ltd.
 APPEARANCES FOR: Maureen E. Connors
 APPEARANCES AGAINST: Rudnick & Wolfe, et al

CAL. NO. 36-83-S
 MAP NO. 1-E
 MINUTES OF MEETING
 April 15, 1983

PREMISES AFFECTED— 401-25 E. Erie Street and 641-49 N. McClurg Court.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

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, Erie-McClurg Partnership, Ltd., for the Exchange National Bank, Trust No. 38340, owner, filed January 18, 1983, an application for a special use under the zoning ordinance for the approval of the location and the erection of a 14-story public parking garage, in a C3-6 Commercial-Manufacturing District, on premises at 401-25 E. Erie Street and 641-49 N. McClurg Court; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 February 25 and April 15, 1983 after due notice thereof by publication in the Chicago Tribune on February 2, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that it is proposed to erect a 1278 space commercial garage structure to be operated 24 hours a day as a self-park operation for both daily and monthly parkers, the upper floors for leased parkers and the lower floors for in and out parkers; that the proof presented indicates that a public parking facility at this location is necessary for the public convenience in that this is a fast growing area with new apartment condominium developments that have removed off-street parking spaces from the area, that the renovation of the American Furniture Mart, additions to the Northwestern law school and hospital complex have created the need for additional parking; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed facility in that there will be audio and visual monitors on all stairways and elevator shafts as well as metered ingress and egress, that the lighting provided will be confined to the interior spaces and will not shine outside; and that the proposed development is consistent with both the established and developing trends in the immediate area and will not cause substantial injury to the value of

MINUTES OF MEETING

April 15, 1983
Cal. No. 36-83-S

other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 14-story public parking garage, on premises at 401-25 E. Erie Street and 641-49 N. McClurg Court, 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 808

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

CAL. NO. 361-82-S
MAP NO. 32-B
MINUTES OF MEETING
April 15, 1983

Case continued until
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: Interventions

CAL. NO. 9-83-S

APPEARANCES FOR:

MAP NO. 5-G

APPEARANCES AGAINST:

MINUTES OF MEETING

April 15, 1983

PREMISES AFFECTED— 1943-45 N. Sheffield Avenue.

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

MINUTES OF MEETING

April 15, 1983

Cal. No. 349-80-S

Lisec and Biederman, for Columbia Homes, Inc., presented a request for an extension of time in which to obtain permits for the establishment of a non-required accessory off-street parking lot for the parking of private passenger automobiles, in a C3-5 Commercial-Manufacturing District, on premises at 722-32 S. State Street, for the use of the residents of an 8-story commercial and 96 apartment building, on premises at 731 S. Plymouth Court, which was approved by the Board on December 19, 1980, in Cal. No. 349-80-S.

Chairman Guthman moved that the request be denied since the Board has no authority to grant more than a one year extension of time on a special use. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 15, 1983

Cal. No. 350-80-Z

Lisec & Biederman, for Columbia Homes, Inc., presented a request for an extension of time in which to obtain permits for the conversion of the upper seven stories of an eight-story commercial building into 96 apartments, on premises at 731 S. Plymouth Court, for which a variation of the zoning ordinance was granted on December 19, 1980 to permit a 20% reduction in the required parking on December 19, 1980, in Cal. No. 350-80-Z.

Chairman Guthman moved that the time be extended until October 15, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 15, 1983

Cal. No. 39-81-Z

Lisec & Biederman, for Royal R. Faubion, presented a request for an extension of time in which to obtain permits for the erection of a three-story store and apartment building, containing five dwelling units and one efficiency unit, on a lot whose area is 4967.05 instead of 5100 square feet, and with off-street parking for five instead of six automobiles, on premises at 857 W. Armitage Avenue, for which a variation of the zoning ordinance was granted on February 20, 1981, in Cal. No. 39-83-Z.

Chairman Guthman moved that the request be granted and the time extended until October 15, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 15, 1983

Cal. No. 266-82-A

Mr. Murell E. James, owner, presented a request to file a new appeal seeking permission to establish an automobile repair garage in the one-story brick garage building, in an R4 General Residence District, on premises at 1507 E. 72nd Street, at which location the Board had denied an appeal on September 10, 1982, in Cal. No. 266-82-A.

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

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

MINUTES OF MEETING

April 15, 1983
Cal. No. 59-82-Z

La Quietta J. Hardy, for the Sunrise M.B. Church, presented a request for an extension of time in which to obtain permits for the construction of a one-story church building on top of an existing basement structure whose front yard was to be 1 instead of 15 feet, whose east side yard was to be 1 instead of 7.5 feet, exceeding by 3284 square feet the allowable floor area ratio and whose off-street parking was to be located off-site, on premises at 351 S. Kilbourn Avenue, for which a variation of the zoning ordinance was granted on March 12, 1982, in Cal. No. 59-82-Z.

Chairman Guthman moved that the request be granted and the time extended until October 15, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

April 15, 1983

Cal. No. 60-82-S

LaQuietta J. Hardy, for the Sunrise M. B. Church, owner, presented a request for an extension of time in which to establish an off-site parking lot for the parking of private passenger automobiles, on premises at 348 S. Kilbourn Avenue, to fulfill the parking requirements for a church addition at 351 S. Kilbourn Avenue, for which a special use was approved by the Board on March 12, 1982, in Cal. No. 60-82-S.

Chairman Guthman moved that the request be granted and the time extended until March 12, 1984. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
April 15, 1983

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, May 20, 1983 at 9:00 A.M.


Secretary