

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, May 20, 1983

at 9:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

Jack Guthman
Chairman

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

Absent-
John P. Kringas

MINUTES OF MEETING

May 20, 1983

Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on April 15, 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 806

APPLICANT: True Faith P.B. Mission, Inc.
 APPEARANCES FOR: Alan H. Slodki
 APPEARANCES AGAINST: Edward Doyle
 PREMISES AFFECTED— 4855-59 W. Chicago Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 125-83-S
 MAP NO. 1-L
 MINUTES OF MEETING
 May 20, 1983

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, True Faith P.B. Mission, Inc., owner, filed March 11, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick store building, in a B4-1 Restricted Service District, on premises at 4855-59 W. Chicago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 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 no proof was presented to indicate the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business character of W. Chicago Avenue; that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: Patrick J. Carey
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 126-83-S
 MAP NO. 14-M
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 5720 W. 63rd Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Patrick J. Carey, owner, filed March 15, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of a three-story brick three-apartment building, in a B4-2 Restricted Service District, on premises at 5720 W. 63rd 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 194A of the Municipal Code of Chicago, specifically, Section 8.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area; that the trend of development in the area is towards residential uses, particularly two and three apartment buildings; that the public health, safety and welfare will be adequately protected in the design of the building; and that the use is compatible with the mixed residential and business improvements in the area and will not cause substantial injury to the value of other property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a three-story brick three-apartment building, on premises at 5720 W. 63rd 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: Patrick J. Carey
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 127-83-Z
 MAP NO. 14-M
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED-- 5720 W. 63rd Street.
 SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variation granted.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Patrick J. Casey, owner, filed March 15, 1983, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a three-story three-apartment building whose side yards will be 2 feet instead of 2.4 feet, on premises at 5720 W. 63rd 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 194A of the Municipal Code of Chicago, specifically, Section 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that it would be economically unfeasible to building in compliance with the side yard requirements of the zoning ordinance; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality in that many of the improvements in the area do not provide side yards, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story three-apartment building whose side yards will be 2 instead of 2.4 feet, on premises at 5720 W. 63rd 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: Danny Barlow
 APPEARANCES FOR: Danny Barlow
 APPEARANCES AGAINST:

CAL. NO. 128-83-Z
 MAP NO. 22-B
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 9027 S. Kingston 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, Danny Barlow, owner, filed March 18, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the legalization of a second floor addition to a one-story single family residence whose south side yard is 1 foot 10 inches and whose north side yard is 2 feet 2 inches instead of combined side yards of 7.5 feet, on premises at 9027 S. Kingston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 18, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.8-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 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 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 an addition of the size proposed is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to the regulations 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 addition maintains the established side yards of the existing residence on the site; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the legalization of a second floor addition to a one-story single family residence, whose south side yard is 1 foot 10 inches and whose north side yard is 2 feet 2 inches instead of combined side yards of 7.5 feet, on premises at 9027 S. Kingston 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: Museum of Contemporary Art, Inc.

CAL. NO. 129-83-S

APPEARANCES FOR: Steven N. Klein

MAP NO. 1-E

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 237 E. Ontario Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Museum of Contemporary Art, Inc., owner, filed March 22, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a museum in a one-story brick building, in a B7-6 General Central Business District, on premises at 237 E. Ontario Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises finds that in this case the said use is located in a B7-6 General Central Business District; that the proof presented indicates that the Museum of Contemporary Art has been established at this location for the past 15 years providing exhibitions of contemporary art, educational and cultural programs; that the museum attracts a hundred thousand visitors per year; that the said use is necessary for the public convenience at this location; that the public health, safety and welfare is adequately protected in the said operation; and that the said use, including the erection of an identification sign, is compatible with the type of improvements in the area and will not cause substantial injury to the value of property in the neighborhood, it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continued operation of a museum in the one-story brick building, on premises at 237 E. Ontario Street, and the installation of an identification sign, 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: Jewish Community Centers of Chicago
 APPEARANCES FOR: Sidney G. Saltz
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 524 W. Melrose Street.
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 130-83-S
 MAP NO. 9-F
 MINUTES OF MEETING
 May 20, 1983

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Jewish Community Centers of Chicago, for Anshe Sholom Bnai Israel Congregation, owner, filed April 5, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center in a two-story brick building, in an R6 General Residence District, on premises at 524 W. Melrose Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 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 7.4-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 1983; and

WHEREAS, the district maps show that the premises are located in an R6 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 R6 General Residence District; that the proof presented indicates that the building on the subject site originally was constructed as a school building and is ideally suited for use as a community center; that the Lakeview area has a very large Jewish population although the center serves the entire community; that the center has been in the area for seven years, the past three at the subject location; that the center, which contains fourteen classrooms, a gymnasium, a social hall and kitchen, serves the community by providing a day care center, educational programs, senior citizen programs and recreational facilities; that the proposed use is necessary for the public convenience at this location; that the public health, safety and welfare will be adequately protected in the proposed use of the premises; and that the use of the premises as a community center is compatible with the type of improvements in the block 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

MINUTES OF MEETING

May 20, 1983

Cal. No. 130-83-S

Zoning Administrator is authorized to permit the establishment of a community center in the two-story brick building, on premises at 524 W. Melrose 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: Ontario Associates
 APPEARANCES FOR: Ronald Knuepfer
 APPEARANCES AGAINST:

CAL. NO. 131-83-Z
 MAP NO. 1-E
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 233 E. Ontario Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Ontario Associates, for the Chicago City Bank and Trust Company, Trust No. 10329, owner, filed April 7, 1983, an application for a variation of the zoning ordinance to permit, in a B7-6 General Central Business District, the waiver of the one required loading dock in the legalization of a 14-story office building, in a B7-6 General Central Business District, on premises at 233 E. Ontario 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 11.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having 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 B7-6 General Central Business District; that the proof presented indicates that the building on the subject site was constructed 12 or 13 years ago; that the loading dock provided does not meet the height requirements for a loading dock under zoning regulations; that the height is 10 feet 2 inches rather than 14 feet; that the narrow alley width precludes the entry of a truck that would require a loading dock of 14 feet; 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; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

May 20, 1983

Cal. No. 131-83-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 waiver of the one required loading dock in the legalization of a 14-story office building, on premises at 233 E. Ontario Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: The Christian Bible Church
 APPEARANCES FOR: Jeffery Seaman
 APPEARANCES AGAINST: Hon. Joseph Kotlarz

CAL. NO. 132-83-S
 MAP NO. 9-J
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 3812 N. Kedzie Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, the Christian Bible Church, for M. Battistelli, owner, filed April 6, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in the store on the first floor of a three-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 3812 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 6, 1983 reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983 after due notice thereof by publication in the Chicago Tribune on April 25, 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 no proof was presented to indicate the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that a church at this location is not compatible with the business character of N. Kedzie Avenue; that the Board takes judicial notice of statutes in effect under which the rights of permitted businesses in the area could be jeopardized by the establishment of a church at this location; that the proposed use is not in the public interest in that the economic viability and future development of permitted uses in the district would be restricted; it is therefore

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

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

APPLICANT: John D. Gray
APPEARANCES FOR: R.W. Backus, Mrs. Ann Gray
APPEARANCES AGAINST: Mrs. Bonnie Radtke, et al.

CAL. NO. 133-83-Z
MAP NO. 3-E
MINUTES OF MEETING
May 20, 1983

PREMISES AFFECTED— 1416 N. Astor Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

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: Herman L. Figgers

CAL. NO. 134-83-A

APPEARANCES FOR: Joseph L. Baime

MAP NO. 20-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 1335 W. 79th Street.

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

ACTION OF BOARD—

Appeal sustained, in part, and the decision of the Office of the Zoning Administrator reversed, in part.

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, Herman L. Figgers, owner, filed March 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile service station, including repairs to motor vehicles, in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 1335 W. 79th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 14, 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 May 20, 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 constructed and operated as an automobile service station and automobile repair shop which had been owned and operated by the Standard Oil Company under the B4 zoning in effect at that time; that when the Standard Oil Company discontinued their use of the premises, the gasoline pumps and islands were removed; that subsequently the property was leased to the appellant on May 1, 1978 as an automobile repair business, which use has continued to date; that on September 26, 1979 the site was downzoned to a B2-2 District; that in 1982 the appellant purchased the subject property; that the appellant has a right to continue the use of the premises as an automobile repair business but has no right under the B2 zoning to re-establish the use of the premises for the sale of gasoline by installing pumps on the site, it is therefore

RESOLVED, that the appeal be and it hereby is sustained, in part, and the Zoning Administrator is authorized to permit the continued operation of the automobile repair shop in the one-story brick building, on premises at 1335 W. 79th Street, upon condition that no pumps for the sale of gasoline shall be installed on the premises, 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: George H. Graff

CAL. NO. 135-83-A

APPEARANCES FOR: George H. Graff

MAP NO. 14-J

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 3632 W. 62nd Street.

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

ACTION OF BOARD—

THE VOTE

Case continued until
June 24, 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: Rocky's Construction

CAL. NO. 136-83-A

APPEARANCES FOR: Reuben Jefferson

MAP NO. 22-D

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 8907-09 S. Cottage Grove Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued until
July 15, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Albert Hardy, Sr.
 APPEARANCES FOR: Albert Hardy, Sr.
 APPEARANCES AGAINST:

CAL. NO. 137-83-A
 MAP NO. 22-E
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 649 E. 91st Place
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Albert Hardy, Sr., owner, filed March 15, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a florist shop in a one-story brick building, in an R2 Single Family Residence District, on premises at 649 E. 91st Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 16, 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 7.3 and 6.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 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 in an existing non-conforming store building which has been occupied by business uses; that the change of use to a florist shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a florist shop in the one-story brick building, on premises at 649 E. 91st Place, upon condition that the hours of operation shall be limited to the hours between 10 A.M. and 6 P.M., 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: Mohammad A. Hasanat

CAL. NO. 138-83-A

APPEARANCES FOR: None.

MAP NO. 11-I

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 3103 W. Montrose Avenue,

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

ACTION OF BOARD—

THE VOTE

Application dismissed for want of prosecution.

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: Weber Automated Systems Company

CAL. NO. 139-83-A

APPEARANCES FOR: Peter A. Palivos

MAP NO. 15-I

APPEARANCES AGAINST:

MINUTES OF MEETING
May 20, 1983

PREMISES AFFECTED— 2415 W. Peterson 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, Weber Automated Systems Company, for Nariman Solhkhah, owner, filed March 16, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the alteration of a one-story brick building, for use as a pharmacy, in a B4-2 Restricted Service District, on premises at 2415 W. Peterson Avenue, which, it is alleged, is a permitted use and not in violation of the zoning ordinance; 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 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 May 20, 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 said use is located in a B4-2 Restricted Service District; that the appellant is operating a duly licensed pharmacy on the subject site; that no goods are produced on the premises; that all sales are retail; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the alteration of the one-story brick building, on premises at 2415 W. Peterson Avenue, for use as a retail pharmacy, 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: Andrea Moreno
 APPEARANCES FOR: Charlie Poppell
 APPEARANCES AGAINST:

CAL. NO. 140-83-A
 MAP NO. 6-J
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 2401 S. Spaulding 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, Andrea Moreno, owner, filed March 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as two apartments and six lodging rooms, in an R4 General Residence District, on premises at 2401 S. Spaulding Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 14, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 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 two apartments and six lodging rooms 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 and six lodging rooms, 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 two-story brick building, on premises at 2401 S. Spaulding Avenue, as two apartments and six lodging rooms, 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: Mildred Irvin

CAL. NO. 141-83-A

PEARANCES FOR: Warren Spitz

MAP NO. 14-G

PEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED-- 6053 S. Ada 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, Mildred Irvin, owner, filed March 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as three apartments, in an R3 General Residence District, on premises at 6053 S. Ada Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 14, 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 May 20, 1983; and

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 6053 S. Ada Street, as three apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Eliseo Carrillo
 APPEARANCES FOR: Eliseo Carrillo
 APPEARANCES AGAINST:

CAL. NO. 142-83-A
 MAP NO. 6-I
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 2400 S. Sacramento 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, Eliseo Carrillo, owner, filed March 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in the store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 2400 S. Sacramento Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 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, 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 May 20, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District in a non-conforming store on the first floor of a two-story brick store and apartment which had been occupied as a barber shop and which use recently was discontinued; that the change of use to a grocery store is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in the store on the first floor of the two-story brick store and apartment building, on premises at 2400 S. Sacramento Avenue, upon condition that no alcoholic beverages may be sold on the premises; that there shall be no automatic amusement machines on the premises; that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: James McKinney
 APPEARANCES FOR: James McKinney
 APPEARANCES AGAINST:

CAL. NO. 143-83-A
 MAP NO. 14-G
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 814 W. 58th 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, James McKinney, owner, filed March 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile radiator repair shop in a two-story brick building at the rear of a lot improved with a two-story brick apartment building, in an R3 General Residence District, on premises at 814 W. 58th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 14, 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 May 20, 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 garage building on the subject site has been occupied as an automobile repair shop; that the change of use to a radiator shop is a proper substitution of use under Section 6.4-7 of the zoning ordinance, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile radiator shop in the two-story brick building at the rear of a lot improved with a two-story brick apartment building, on premises at 814 W. 58th Street, upon condition that all work shall be done within the building; that there shall be no storage of materials or automobiles outside the structure; that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Mondays through Fridays, and from 8 A.M. until 1:00 P.M. on Saturdays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Josef Kozakowski
 APPEARANCES FOR: Josef Kozakowski
 APPEARANCES AGAINST:

CAL. NO. 144-83-A
 MAP NO. 14-G
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED-- 5517 S. Laflin 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, Josef Kozakowski, owner, filed March 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story frame building as two apartments, in an R3 General Residence District, on premises at 5517 S. Laflin Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 16, 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 May 20, 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 two-story frame building, on premises at 5517 S. Laflin Street, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Archie May, Jr.
 APPEARANCES FOR: Archie May, Jr.
 APPEARANCES AGAINST:

CAL. NO. 145-83-A
 MAP NO. 30-F
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 541 W. 123rd Street

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

ACTION OF BOARD—

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

THE RESOLUTION:

WHEREAS, Archie May, Jr., for Russel May, owner, filed March 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an antique and second-hand store in the store on the first floor of a two-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 541 W. 123rd 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 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 May 20, 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 an antique shop is a permitted use in a B2 District but a second hand store requires B4 or commercial zoning; that the Board has no authority to permit the establishment of a second hand store in the building on the subject site, it is therefore

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

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

APPLICANT: Mildred Irvin

CAL. NO. 146-83-A

APPEARANCES FOR: Warren Spitz

MAP NO. 18-G

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 7317 S. May 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, Mildred Irvin, owner, filed March 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one-and-a-half story frame building as two apartments, in an R3 General Residence District, on premises at 7317 S. May Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 22, 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 May 20, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one and a half-story frame building, on premises at 7317 S. May Street, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Gudrun E. Tiesel
 APPEARANCES FOR: Richard J. Hammer
 APPEARANCES AGAINST:

CAL. NO. 147-83-A
 MAP NO. 5-I
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 1839 N. Whipple 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 RESOLUTION:

WHEREAS, Gudrun E. Tiesel, owner, filed March 29, 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 12 unit rooming house, in an R3 General Residence District, on premises at 1839 N. Whipple Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 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 was converted into a rooming house in the year 1952; that the appellant has a right to continue the occupancy of the building as a 12 unit rooming house 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 1839 N. Whipple Street, as a 12 unit rooming house, 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.

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: Donald Olson
APPEARANCES FOR: Donald Olson
APPEARANCES AGAINST: Robert J. Dunn

CAL. NO. 148-83-A
MAP NO. 15-G
MINUTES OF MEETING
May 20, 1983

PREMISES AFFECTED— 5800-12 N. Glenwood Avenue.

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

ACTION OF BOARD—

Case continued until
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: Thomas R. Dalton
 APPEARANCES FOR: Thomas R. Dalton
 APPEARANCES AGAINST:

CAL. NO. 149-83-A
 MAP NO. 14-I
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 2816 W. 63rd Street

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Thomas R. Dalton, for Robert Peters, owner, filed April 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a pet shop on the first floor of a two-story brick store and apartment building, in a B2-1 Restricted Retail District, on premises at 2816 W. 63rd Street; 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 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 May 20, 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 store building on the subject site had been occupied as a laundromat, which use was discontinued six months ago; that the change of use to a pet shop is a proper substitution of use, 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 pet shop on the first floor of the two-story brick store and apartment building, on premises at 2816 W. 63rd 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: Carl A. Ferando
 APPEARANCES FOR: Anthony F. Spina
 APPEARANCES AGAINST:

CAL. NO. 150-83-A
 MAP NO. 9-N
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 3506 N. Nagle 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, Carl A. Ferando, owner, filed April 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a one and a half story frame building as two apartments, in an R2 Single Family Residence District; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 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 building on the subject site has been occupied as two apartments since prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that the appellant has a right to continue the occupancy of the building as two apartments, provided the building is brought into compliance with building code regulations, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the one and a half-story frame building, on premises at 3506 N. Nagle 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: Julius L. Byers

CAL. NO. 151-83-A

APPEARANCES FOR: Julius L. Byers

MAP NO. 10-F

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 4425 S. Wells 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, Julius L. Byers, for Virgus Mosbey, owner, filed April 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 on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 4425 S. Wells Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 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 May 20, 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 store in the building on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 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: Francisca Jalbuena and Maria Luz Gopez
APPEARANCES FOR: Thomas Jaconetty
APPEARANCES AGAINST:

CAL. NO. 152-83-A
MAP NO. 9-I
MINUTES OF MEETING
May 20, 1983

PREMISES AFFECTED— 2416 W. Addison Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Application continued until
July 15, 1983 upon motion
of the Board.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Francisca Jalbuena and Maria Luz Gopez, owner, filed April 8, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a restaurant in a two-story brick building, in an R3 General Residence District, on premises at 2416 W. Addison Street; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 1983; and

WHEREAS, subsequently substantial evidence was submitted to the Board after the public hearing with reference to the previous use of the premises; and

WHEREAS, the Board upon its own motion has set the case for further hearing on July 15, 1983 at 2:00 P.M.

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

APPLICANT: George Claiborne
 APPEARANCES FOR: George Claiborne
 APPEARANCES AGAINST:

CAL. NO. 153-83-A
 MAP NO. 3-I
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 2630 W. Evergreen 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, George Claiborne, for Vito A. Colucci, owner, filed April 11, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an auto repair shop in a one-story brick garage building, in an R4 General Residence District, on premises at 2630 W. Evergreen Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 11, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 May 20, 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 garage building on the subject site has been occupied as an automobile repair shop since its construction; that the last occupant failed to obtain a license; 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 the automobile repair shop in the one-story brick garage building, on premises at 2630 W. Evergreen Avenue, upon condition that the hours of operation shall be limited to the hours between 7 A.M. and 6 P.M., Mondays through Saturdays; and that all repair work shall be done within the garage building; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Bertha M. Hoy
 APPEARANCES FOR: Bertha M. Hoy
 APPEARANCES AGAINST:

CAL. NO. 154-83-A
 MAP NO. 2-I
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 713 S. Albany 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, Bertha M. Hoy, owner, filed April 12, 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 two-story brick store and apartment building at the rear of a lot improved with a brick three-story apartment building, in an R4 General Residence District, on premises at 713 S. Albany Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 20, 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 appellant has a duly licensed grocery store in the non-conforming store on the subject site and is seeking a license to permit the sale of carry-out sandwiches; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the sale of carry-out sandwiches in an existing grocery store in the store on the first floor of the two-story brick store and apartment building at the rear of a lot improved with a three-story brick apartment building, on premises at 713 S. Albany Avenue, upon condition 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: Daniel L. Houlihan
APPEARANCES FOR: Daniel L. Houlihan
APPEARANCES AGAINST:

CAL. NO. 23-83-A
MAP NO. 12-K
MINUTES OF MEETING
May 20, 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
July 15, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: St. Gregorios Orthodox Church of India
 APPEARANCES FOR: N. Arthur Rubinoff
 APPEARANCES AGAINST: James Feeny, et al.

CAL. NO. 58-83-S
 MAP NO. 9-I
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 3727-31 N. Kedzie Avenue.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, St. Gregorios Orthodox Church of India, for Marketplace of the Master, Inc., owner, filed January 10, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one-story brick building in a C1-1 Restricted Commercial District, on premises at 3727-31 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 23, 1982 reads:

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

and

WHEREAS, a public hearing was held by the Zoning Board of Appeals at its regular meetings held on March 18 and May 20, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 1983; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having heard the testimony and arguments of the parties, and being fully advised in the premises, finds that in this case the proposed use is to be located in a C1-1 Restricted Commercial District; that no proof was presented to indicate that the establishment of a church at this location would not cause substantial injury to the value of other property in the neighborhood; that the testimony of a witness for the applicant, a real estate appraiser, indicated that the highest and best use of the property was not a church but a retail operation; that Kedzie Avenue, at this location, is a viable commercial area; that the establishment of a church at this location is not in the public interest as indicated by representatives of the community who appeared in opposition to the application and filed a petition with 58 signatures in objection to the proposed use, it is therefore

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

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

APPLICANT: Sammy South
APPEARANCES FOR: None
APPEARANCES AGAINST: Hon. Marian Humes, Wallace Henderson, et al.

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

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

ACTION OF BOARD—

Application dismissed for want of prosecution.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Theodore House
 APPEARANCES FOR: Adam Bourgeois, Jr.
 APPEARANCES AGAINST: Velma Sykes, et al.

CAL. NO. 67-83-S
 MAP NO. 18-D
 MINUTES OF MEETING
 May 20, 1983

PREMISES AFFECTED— 1501-23 E. 71st Street.
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Theodore House, for William Phillips, owner, filed February 18, 1983, an application for a special use under the zoning ordinance for the approval of the location and the erection of an automobile laundry, in a C2-2 General Commercial District, on premises at 1501-23 E. 71st Street; 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 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meetings held on March 18 and May 20, 1983 after due notice thereof by publication in the Chicago Tribune on February 28, 1983; and

WHEREAS, the district maps show that the premises are located in a C2-2 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having 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 C2-2 General Commercial District; that the proof presented indicates that the establishment of an automobile laundry is necessary for the public convenience at this site; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed automobile laundry to be improved and operated under the conditions hereinafter set forth; that the proposed use, with provisions for landscaping and security, will be compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an automobile laundry, on premises at 1501-23 E. 71st Street, upon condition that ingress and egress shall be from 71st Street; that the alley abutting the facility may not be used for ingress nor for egress; that cyclone fencing shall be installed along the east, south and west lot lines with buck thorn

MINUTES OF MEETING

May 20, 1983

Cal. No. 67-83-S

hedges planted along these lot lines to provide screening; that an attendant shall be on the premises during all the hours of operation, which shall be from 7 A.M. until 10 P.M., Monday through Saturday and from 8 A.M. until 7 P.M. on Sunday; that the lighting shall be deflected away from abutting residential properties; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies 3 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.

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

APPLICANT: Miomir Radovanovich

APPEARANCES FOR: Ronald L. Webne

APPEARANCES AGAINST:

CAL. NO. 96-83-S

MAP NO. 13-H

MINUTES OF MEETING
May 20, 1983

PREMISES AFFECTED— 2236 W. Lawrence Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Gwendolyn Hayes

CAL. NO. 99-83-S

APPEARANCES FOR:

MAP NO. 2-L

APPEARANCES AGAINST:

MINUTES OF MEETING

May 20, 1983

PREMISES AFFECTED— 5135-41 W. Madison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: William Flood

APPEARANCES FOR: John J. Pikarski

APPEARANCES AGAINST:

PREMISES AFFECTED— 2434-2624 E. 134th Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
July 15, 1983.

CAL. NO. 361-82-S

MAP NO. 32-B

MINUTES OF MEETING

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

MINUTES OF MEETING

May 20, 1983

Cal. No. 303-79-Z

Mr. Robert F. Moore presented a request to extend the time in which to erect a three-foot brick three-apartment building with a west side yard of 1 foot instead of 2.5 feet, on premises at 336 W. 24th Place, for which a variation of the zoning ordinance was granted on December 14, 1979, Cal. No. 303-79-Z.

Chairman Guthman moved that the request be granted and the time extended until December 14, 1983. The motion prevailed by yeas and nays and follows:

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

MINUTES OF MEETING

May 20, 1983

Cal. No. 187-82-A

Mr. John A. Gibraitis, for the Chafi brothers, owners, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 9, 1982 in which an appeal was sustained permitting the establishment of a grocery store in the store on the first floor of a four-story brick store and apartment building, in an R4 General Residence District, on premises at 7001 N. Sheridan Road, under certain conditions, in Cal. No. 187-82-A.

A condition of the resolution is that the hours of operation are limited to the hours between 8:00 A.M. and 7:00 P.M. The amendment requested is to expand the hours of operation to the hours between 6:00 A.M. and midnight.

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

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

MINUTES OF MEETING

May 20, 1983

Cal. No. 145-82-Z

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

Chairman Guthman moved that the request be granted and the time extended until December 4, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

May 20, 1983

Cal. No. 146-82-S

Mr. Gregory Furda presented a request for an extension of time in which to obtain permits for the leasing of four parking spaces in a one-story brick store building, on premises at 950-52 W. Carmen Avenue, to fulfill the parking requirements for a proposed converted six apartment building, on premises at 955 W. Carmen Avenue, pursuant to a five year lease executed by the developer, which was approved by the Board on June 4, 1982, in Cal. No. 146-82-S.

Chairman Guthman moved that the request be granted and the time extended until June 4, 1984. The motion prevailed by yeas and nays as follows:

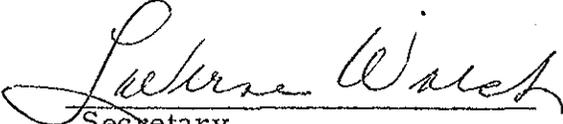
Yeas- Guthman, Cullen, Keane and Howlett. Absent- Kringas.

MINUTES OF MEETING

May 20, 1983

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, June 24, 1983.


Secretary