

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, June 24, 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

June 24, 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 May 20, 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: Peerless Confection Company
 APPEARANCES FOR: Richard A. Marsh
 APPEARANCES AGAINST: V. Tomic

CAL. NO. 155-83-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1250 W. Schubert Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance

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, Peerless Confection Company, owner, filed April 13, 1983, an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District, the removal of a two and three-story building and the erection of a two-story addition, 186 ft. 2 5/8 in. by 124 ft. 2 1/8 in. to the north side of a two-story factory building, with no north front yard and no east side yard instead of the 20 ft. setbacks required across from residential districts, on premises at 1250 W. Schubert 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 194 A of the Municipal Code of Chicago, specifically, Section 10.13-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 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 applicant requires additional facilities for production and storage in order to meet existing and future product demands; that the plight of the owner is due to unique circumstances in that the applicant requires large seasonal inventories which must be kept under specific temperatures which can be more efficiently controlled by the applicant on site; that the variation if granted, will not alter the essential character of the locality, in that with a four foot landscaped set back on W. Diversey Avenue, it will be compatible with the existing setbacks on the south side of W. Diversey Avenue; 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

MINUTES OF MEETING

June 24, 1983

Cal. No. 155-83-S

zoning ordinance and that a variation be and it hereby is granted to permit the removal of a two and three-story building and the erection of a two-story addition 182 ft. 2 5/8 in. by 124 ft. 2 1/8 in. to the north side of a two-story factory building with a 4 ft. north front yard and no east side yard instead of the 20 ft. setbacks required across from residential districts, on premises at 1250 W. Schubert Avenue, upon condition that the north 4 ft. setback be improved with landscaping, 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: Alexander Malinowski

CAL. NO. 156-83-Z

APPEARANCES FOR:

MAP NO. 4-H

APPEARANCES AGAINST:

MINUTES OF MEETING

June 24, 1983

PREMISES AFFECTED— 2047 W. 19th Street

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued
to August 19, 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: Full Gospel Cathedral
 APPEARANCES FOR: William Doty, Jr., Glen Kadish
 APPEARANCES AGAINST: V. Timochenko
 PREMISES AFFECTED— 2851 W. Diversey Avenue
 SUBJECT— Application for the approval of a special use.

CAL. NO. 157-83-S
 MAP NO. 7-I
 MINUTES OF MEETING
 June 24, 1983

ACTION OF BOARD—

THE VOTE

Application denied.

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, Full Gospel Cathedral, owner, filed April 21, 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 one and two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 2851 W. Diversey 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 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 June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 that 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. Diversey Avenue; that the Board takes judicial notice of statutes in effect under which the rights of a permitted business 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.

APPLICANT: Full Gospel Cathedral
 APPEARANCES FOR: William Doty, Glenn Kadish
 APPEARANCES AGAINST: I.T. Timoschenko

CAL. NO. 158-83-S
 MAP NO. 7-I
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 2853 W. Diversey Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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, Full Gospel Cathedral, for William J. George, owner, filed April 21, 1983, an application for a special use under the zoning ordinance for the approval of the location and the leasing of three off-site parking spaces in the parking area at the rear of a two-story brick store and apartment building, in a B4-1 Restricted Service District, on premises at 2853 W. Diversey Avenue, to fulfill the parking requirements for a proposed church at 2851 W. Diversey 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, Sections 8.4-4 and 11.7-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 proposed three off-street parking spaces in the parking area at the rear of the two-story brick store and apartment building were leased to the applicant church for 15 years at one dollar rent a year with renewal for one additional term; that the lessor of the three off-site parking spaces recently sold his property to a heating and ventilating company with eight trucks; that no evidence was presented to indicate that the existing lease of the parking spaces would continue under the new ownership of the premises; that denial of the special use application (Cal. No. 157-83-S) for the establishment of a church at 2851 W. Diversey Avenue negates the need for the use requested; 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: Chicago Illinois Burnside Congregation of Jehovah's Witnesses CAL. NO. 159-83-S
 APPEARANCES FOR: George W. Cole MAP NO. 26-E
 APPEARANCES AGAINST: MINUTES OF MEETING
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PREMISES AFFECTED— 51-53 E. 103rd 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 Chicago Illinois Burnside Congregation of Jehovah's Witnesses, owner, filed April 22, 1983, an application for the approval of the location and the establishment of a church in a one-story brick building and the erection of a one-story brick addition, 57 x 58 ft., to the west thereof, in a C2-1 General Commercial District, on premises at 51-53 E. 103rd 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 9.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 1983; and

WHEREAS, the district maps show that the premises are located in an C2-1 General Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a C2-1 General Commercial District; that the proof presented indicates that a church at this location is necessary for the public convenience to meet the needs of the 175 member congregation who reside in the area; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed church which will provide ample setbacks and off-street parking as well as providing needed services to the community; that the proposed use will be 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 a church in a one-story brick building and the erection of a one-story brick addition, 57 x 58 ft., to the west thereof, on premises at 51-53 W. 103rd Street, upon condition that the three Jehovah's Witnesses congregations sharing the premises shall meet separately, 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: Oldway Baptist Church
APPEARANCES FOR: Mark Weisman
APPEARANCES AGAINST: Joseph Moore, et al.

CAL. NO. 160-83-S
MAP NO. 20-H
MINUTES OF MEETING
June 24, 1983

PREMISES AFFECTED— 1742-50 W. 87th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application denied.

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, Oldway Baptist Church, for American National Bank and Trust Company, Tr. No. 42047, owner, filed April 28, 1983, an application for the approval of the location and the establishment of a church in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 1742-50 W. 87th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 on July 23, 1976, the Board denied approval of the establishment of a church at the subject site; that no further 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 a church at this location is not compatible with the business character of W. 87th Street; 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: Joseph T. Ryerson & Son, Inc.
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:

CAL. NO. 161-83-S
 MAP NO. 4-I
 MINUTES OF MEETING
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PREMISES AFFECTED— 2600-10 W. 15th Place
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Joseph T. Ryerson & Son, Inc., owner, filed April 29, 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 2600-10 W. 15th Place, for the use of a business located at 2558 W. 16th 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 is necessary for the public convenience at this location to provide off-street parking for the employees and business guests of the applicant corporation; 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 screen planting along the west lot line 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 an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2600-10 W. 15th Place, for the use of a business located at 2558 W. 16th Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions have been

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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 the lot shall be enclosed with a chain link fence; that screen planing shall be provided along the west lot line; 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 lighting shall be provided which will be deflected away from abutting residential property; that bumper guards shall be provided; that ingress and egress shall be from S. Rockwell Avenue; that the alley abutting the premises 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, that the lot shall be securely locked Saturdays and Sundays 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.

APPLICANT: Joseph T. Ryerson & Son, Inc.
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:

CAL. NO. 162-83-S
 MAP NO. 4-I
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 2601-13 W. 15th 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, Joseph T. Ryerson & Son, Inc. owner, filed April 29, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an accessory off-street parking lot for the parking of private passenger automobiles, in an M1-2 Restricted Manufacturing District, on premises at 2601-13 W. 15th Street, for the use of a business located at 2558 W. 16th 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 is necessary for the public convenience at this location to provide off-street parking for the employees and business guests of the applicant corporation; 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 screen planting along the west lot line 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 an accessory off-street parking lot for the parking of private passenger automobiles, on premises at 2601-13 W. 15th Street, for the use of a business located at 2558 W. 16th Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions have been

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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 the lot shall be enclosed with a chain link fence; that screen planting shall be provided along the west lot line of the vacant property abutting the subject site; 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 lighting shall be provided; that bumper guards shall be provided; that ingress and egress shall be from S. Rockwell Avenue; that the alley abutting the premises 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; that the lot shall be securely locked on Saturdays and Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Joseph T. Ryerson & Son, Inc.
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2619-49 W. 16th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 163-83-S
 MAP NO. 4-I
 MINUTES OF MEETING
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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, Joseph T. Ryerson & Son, Inc. owner, filed April 29, 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 2619-49 W. 16th Street, for the use of a business located at 2558 W. 16th 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 is necessary for the public convenience at this location to provide off-street parking for the employees and business guests of the applicant corporation; 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 said parking lot will be compatible with 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 an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2619-49 W. 16th Street, for the use of a business located at 2558 W. 16th Street, upon condition that no use shall be

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made of the premises for the purpose requested until the following conditions 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 the lot shall be enclosed with a chain link fence; 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 lighting shall be provided; that bumper guards shall be provided; that ingress and egress shall be from W. 16th Street; that the alleys abutting the premises 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; that the lot shall be securely locked on Saturdays and Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Joseph T. Ryerson & Son, Inc.
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 2600-48 W. 17th Street
 SUBJECT— Application for the approval of a special use.

CAL. NO. 164-83-S
 MAP NO. 4-I
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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, Joseph T. Ryerson & Son, Inc, owner, filed April 29, 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 2600-48 W. 17th Street, for the use of a business located at 2558 W. 16th 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 10.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 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 is necessary for the public convenience at this location to provide off-street parking for the employees and business guests of the applicant corporation; 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 will be compatible with 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 an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2600-48 W. 17th Street, for the use of a business located at 2558 W. 16th Street, upon condition that

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no use shall be made of the premises for the purpose requested until the following conditions 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 the lot shall be enclosed with a chain link fence; 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 lighting shall be provided; that bumper guards shall be provided; that ingress and egress shall be from S. Rockwell Street; that the alleys abutting the premises may not be used for ingress nor egress; 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 securely locked on Saturdays and Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all the provisions of this resolution have been complied with.

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

APPLICANT: Joseph T. Ryerson & Son, Inc.
 APPEARANCES FOR: Charles R. Staley
 APPEARANCES AGAINST:

CAL. NO. 165-83-S
 MAP NO. 4-I
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 2625 -59 W. 17th 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, Joseph T. Ryerson & Son, Inc., owner, filed April 29, 1983, an application for a special use 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 2652-59 W. 17th Street, for the use of a business located at 2558 W. 16th 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 10.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 in this case that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the proof presented indicates that a parking lot is necessary for the public convenience at this location to provide off-street parking for the employees and business guests of the applicant corporation; 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 said parking lot will be compatible with 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 an accessory off-site parking lot for the parking of private passenger automobiles, on premises at 2625-59 W. 17th Street, for the use of a business located at 2558 W. 16th Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions have been

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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 the lot shall be enclosed with a chain link fence; 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 lighting shall be provided; that bumper guards shall be provided; that ingress and egress shall be from W. 17th Street; that the alley abutting the premises may not be used for ingress nor egress; 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 securely locked on Saturdays and Sundays; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. Further, the Zoning Board of Appeals shall retain jurisdiction over this application until such time as all conditions stated herein shall have been complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall have been made by his department that all of the provisions of this resolution have been complied with.

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

APPLICANT: Thomas G. and Bridgett Brennan
 APPEARANCES FOR: Thomas G. Brennan
 APPEARANCES AGAINST:

CAL. NO. 166-83-Z
 MAP NO. 14-M
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 5616 S. McVicker Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Application granted

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, Thomas G. and Bridgett Brennan, owners, filed May 6, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a 2nd 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 5616 S. McVicker Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 an addition, consisting of two 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 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 erection of

MINUTES OF MEETING

June 24, 1983

Cal. No. 166-83-Z

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 5616 S. McVicker Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPLICANT: Evening Star Baptist Church

APPEARANCES FOR: Clarence J. Crooks

APPEARANCES AGAINST:

CAL. NO. 167-83-S

MAP NO. 10-D

MINUTES OF MEETING

June 24, 1983

PREMISES AFFECTED— 4235 S. Cottage Grove Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
August 19, 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: Bogdan Czarnowski
 APPEARANCES FOR: Bogdan Czarnowski
 APPEARANCES AGAINST:

CAL. NO. 168-83-Z
 MAP NO. 9-K
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 3746 N. Tripp 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, Bogdan Czarnowski, owner, filed May 3, 1983, an application for a variation of the zoning ordinance to permit in an R3 General Residence District, the legalization of a garage in the rear yard of a two-story frame two-apartment building which exceeds by 77.62 sq. ft. the allowable area, on premises at 3746 N. Tripp Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 27, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 5.6-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 plight of the owner is due to unique circumstances in that the applicant believed the contractor had secured the proper permits and had constructed the said garage legally and that he now finds himself in a fait accompli situation; 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 size of the said garage is necessary to meet the parking needs of the residents of the two-story two-apartment building on the front of the subject site lot; that the variation, if granted, will not alter the essential character of the locality in that the said garage exceeds the allowable size by only 77.62 sq. ft. and provides a minimum of 3 ft. side yards and will not impair an adequate supply of light and air to adjacent properties; 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

MINUTES OF MEETING

June 24, 1983

Cal. No. 168-83-Z

garage in the rear yard of a two-story two-apartment building which exceeds by 77.62 sq. ft. the allowable area, on premises at 3746 N. Tripp 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: Allen Belli
APPEARANCES FOR: Allen Belli
APPEARANCES AGAINST:

CAL. NO. 169-83-S
MAP NO. 7-L
MINUTES OF MEETING
June 24, 1983

PREMISES AFFECTED— 5534-38 W. Diversey 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: Hilton Hotels Corporation

CAL. NO. 170-83-S

APPEARANCES FOR: James M. Kane

MAP NO. 2-E

APPEARANCES AGAINST:

MINUTES OF MEETING
June 24, 1983

PREMISES AFFECTED— 720 S. Michigan 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, Hilton Hotels Corporation, owner, filed May 13, 1983, an application for a special use under the zoning ordinance for the approval of the location and the erection of an 8-story addition, including 7 stories of accessory off-street parking, to the rear of a multi-story hotel building, partly in a B6-7 Restricted Central Business District and partly in a C3-6 Commercial-Manufacturing District, on premises at 720 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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 9.4-3(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 1983; and

WHEREAS, the district maps show that the premises are located partly in a B6-7 Restricted Central Business District and partly 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 partly in a B6-7 Restricted Central Business District and partly in a C3-6 Commercial-Manufacturing District; that the proof presented indicates that the applicant proposes to construct an 8-story addition to the rear of the Conrad Hilton Hotel, of which 7 stories are to be used for accessory parking and the basement and top floor for ancillary uses for the hotel; that the proposed addition is necessary for the public convenience at this location in that the said parking and ancillary facility is part of a substantial renovation of the hotel and provides approximately 500 on-site parking spaces which will alleviate traffic congestion in the area; that the public health, safety and welfare will be adequately protected in that the design and operation of the proposed parking and ancillary use facility will meet all the requirements of the Bureau of Street Traffic and will provide sorely needed off-street parking for the area; that the use of the property is compatible with the surrounding improvements and will not cause substantial injury to the value of other property in the neighborhood;

MINUTES OF MEETING

June 24, 1983

Cal. No. 170-83-S

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 8-story addition, including 7 stories of accessory off-street parking, to the rear of a multi-story hotel building, on premises at 720 S. Michigan Avenue, upon condition that all applicable ordinances of the City of Chicago and the Lakefront Protection Ordinance shall be complied with before a permit is issued.

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

APPLICANT: Thomas DiPiazza
 HEARINGS FOR: Thomas DiPiazza
 APPEARANCES AGAINST:

CAL. NO. 171-83-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 255 W. 25th Place

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, Thomas DiPiazza, for Frank Caruso, owner, filed May 13, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the legalization of a one and two-story brick single family residence whose front yard is 12 ft. instead of 15 ft., whose west side yard is 1 ft. instead of 2.5 ft., and with no rear yard instead of 30 ft., on premises at 255 W. 25th Place; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 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 7.7-4, 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 June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 plight of the owner is due to unique circumstances in that the applicant took over the construction of the one and two-story brick single family residence from another builder and now finds himself in a fait accompli situation; that the property in question cannot yield a reasonable return nor 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 one and two-story brick single family residence is sold and the requested variation is not for the purpose of securing a greater monetary return; that the variation, if granted, will not alter the essential character of the locality in that many of the existing improvements in the area have similar front and side yard setbacks and that the building does not impair an adequate supply of light and air to other properties; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon

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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 one and two-story brick single family residence whose front yard is 12 ft. instead of 15 ft., whose west side yard is 1 ft. instead of 2.5 ft. and with no rear yard instead of 30 ft., on premises at 255 W. 25th Place, 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: Thomas DiPiazza
 APPEARANCES FOR: Thomas DiPiazza
 APPEARANCES AGAINST:

CAL. NO. 172-83-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 419-23 W. 29th 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, Thomas DiPiazza, owner, filed May 13, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the legalization of a 2-story brick 4-unit townhouse whose west front yard is 1 ft. instead of 12 ft. and whose east rear yard is 19 ft. instead of 30 ft., on premises at 419-23 W. 29th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered on May 9, 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 7.7-4 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 June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 plight of the owner is due to unique circumstances in that he secured the property after construction of the four-unit townhouse had begun and now finds himself in a fait accompli situation; 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 all townhouse units are sold and the requested variation is not for the purpose of securing a greater monetary return; that the variation, if granted, will not alter the essential character of the locality in that many of the existing improvements in the area have similar front and rear yard setbacks and that the premises is surrounded by vacant land to the east and north; 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

MINUTES OF MEETING
June 24, 1983
Cal. No. 172-83-Z

2-story brick 4-unit townhouse whose west front yard is 1 ft. instead of 12 ft. and whose east rear yard is 19 ft. instead of 30 ft., on premises at 419-23 W. 29th 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: Thomas DiPiazza
 APPEARANCES FOR: Thomas DiPiazza
 APPEARANCES AGAINST:

CAL. NO. 173-83-Z
 MAP NO. 5-F
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1620-26, 1628-34, 1638-44 and 1646-52 N. Burling 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, Thomas DiPiazza, owner, filed May 13, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of four 5-unit townhouses whose front yards will be 1.75 instead of 12.48 ft. and whose rear yards will be 1 ft. instead of 30 ft., on premises at 1620-26, 1628-34, 1638-44 and 1646-52 N. Burling Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 9, 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 7.7-4 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 June 24, 1983 after due notice thereof by publication in the Chicago Tribune on May 31, 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 a front and side yard variation is necessary to increase the efficiency of the design by providing adequate living space; that the plight of the owner is due to unique circumstances in that the lot has a very shallow depth; that the variation, if granted, will not alter the essential character of the locality in that the proposed design will allow for adequate open space and landscaping and will not impair an adequate supply of light and air to other properties; 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 four

MINUTES OF MEETING

June 24, 1983

Cal. No. 173-83-Z

5-unit townhouses whose front yard will be 1.75 instead of 12.48 ft. and whose rear yard will be 1 ft. instead of 30 ft. on premises at 1620-26, 1628-34, 1638-44 and 1646-52 N. Burling 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: Tony Curtis
 APPEARANCES FOR: Tony Curtis
 APPEARANCES AGAINST:

CAL. NO. 174-83-A
 MAP NO. 10-F
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 4453 S. Princeton 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, Tony Curtis, owner, filed April 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a 2-story frame building as a store and two apartments, in an R3 General Residence District, on premises at 4453 S. Princeton 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 a store and 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 a store and 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 4453 S. Princeton Avenue, as a store and 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: Jose Flores
 APPEARANCES FOR: Jose Flores
 APPEARANCES AGAINST: Miguel Santiago, Nancy M. Abbate

CAL. NO. 175-83-A
 MAP NO. 5-K
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1604 N. Kedvale Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Jose Flores, for Felipe's Upholstery Service, owner, filed April 19, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair shop in the one-story garage building attached to the rear of a two-story brick store and apartment building, in a B3-1 General Retail District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 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 8.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983; and

WHEREAS, the district maps show that the premises are located in a B3-1 General Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B3-1 General Retail District; that the proof presented indicates that the prior non-conforming auto repair business ceased operation in August, 1982; that numerous businesses are permitted under the B3-1 zoning regulations; that the subject site has been closed and unoccupied in excess of six months; that under Section 6.5-2 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: Ronny Gamboa
 APPEARANCES FOR: John J. Pikarski
 APPEARANCES AGAINST: Scott Z. Berman, Anthony Laurino

CAL. NO. 176-83-A
 MAP NO. 13-J
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 5000-06 N. Kedzie Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
	X	
		X

THE RESOLUTION:

WHEREAS, Ronny Gamboa, for Chicago Title & Trust Company, Tr. No. 1080612, owner, filed April 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern in the one-story brick store building, in an R4 General Residence District, on premises at 5000-06 N. Kedzie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 purchased the subject site on September 10, 1981, with the deed being duly recorded on September 18, 1981; that the previous liquor license expired on April 30, 1981; that on October 20, 1981, Robert Patis, as lessee, made application for a liquor license for the subject site, which license was stamped "approved" by the Zoning Department as conforming to the then B4-2 zoning classification; that on December 11, 1981, the City Council re-zoned the subject site, which was part of a four block down-zoning originally introduced on July 8, 1980 by the Aldermen of the 39th and 40th wards, from a B4-2 Restricted Service District to an R4 General Residence District; that on February 26, 1982, said liquor license application was disapproved by the Department of Finance; that on October 12, 1982, lessee Robert Patis filed an appeal before the License Appeal Commission, which appeal is still pending; that on April 21, 1983, appellant requested zoning certification from the Department

MINUTES OF MEETING

June 24, 1983

Cal. No. 176-83-A

of Zoning for the retail sale of liquor and which was officially denied; that the subject premises has been closed in excess of one year; it is therefore

RESOLVED, after Chairman Guthman moved the appeal be denied with member Howlett affirming and members Keane and Cullen voting in the negative, the appeal failed to receive the necessary three affirmative votes and is therefore denied.

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

APPLICANT: John W. Paramore
 APPEARANCES FOR: John W. Paramore
 APPEARANCES AGAINST:

CAL. NO. 177-83-A
 MAP NO. 14-E
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 6115-17 S. Prairie Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, John W. Paramore, for George Jones, owner, filed April 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the distribution of milk and the parking of two dairy trucks, in a B4-3 Restricted Service District, on premises at 6115-17 S. Prairie Avenue; 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 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 June 24, 1983; and

WHEREAS, the district maps show that the premises are located in a B4-3 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 B4-3 Restricted Service District; that the proof presented indicates that the subject site has been occupied by business uses since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance, specifically, as a milk distribution lot and storage of delivery trucks; that the appellant has established the basis of his appeal and that no violation of the zoning ordinance exists nor is contemplated; 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 distribution of milk and the parking of two dairy trucks, on premises at 6115-17 S. Prairie 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: Saturnino Oquendo
 APPEARANCES FOR: Saturnino Oquendo
 APPEARANCES AGAINST: Thomas Jaconetty

CAL. NO. 178-83-A
 MAP NO. 3-K
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 958 N. Karlov Avenue

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

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Saturnino Oquendo, for Carmelo Atilas, owner, filed April 22, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a one-story brick store building, in an R3 General Residence District, on premises at 958 N. Karlov Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 21, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 on the subject site has been vacant and unoccupied in excess of one year; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: George Kolundzija
 APPEARANCES FOR: George Kolundzija
 APPEARANCES AGAINST:

CAL. NO. 179-83-A
 MAP NO. 13-L
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 5324 W. Argyle 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, George Kolundzija, for LaSalle National Bank and Trust Co., Tr. No. 104176, owner, filed April 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 five apartments, in an R3 General Residence District, on premises at 5324 W. Argyle 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 argument 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 five 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 five 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 5324 W. Argyle Street, as five 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: L. Joan Zonca
 APPEARANCES FOR: L. Joan Zonca
 APPEARANCES AGAINST:

CAL. NO. 180-83-A
 MAP NO. 15-N
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 6922 W. Talcott Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

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

THE RESOLUTION:

WHEREAS, L. Joan Zonca, owner, filed May 6, 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 R1 Single Family Residence District, on premises at 6922 W. Talcott Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 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, Sections 7.3-1 and 11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983; and

WHEREAS, the district maps show that the premises are located in an R1 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 R1 Single Family Residence District; that the proof presented indicates that the one-story dwelling was erected in 1955 containing two living units, each having a living room, bath, kitchen, bedrooms, and common ingress and egress; that the dwelling has been occupied as related living since that time; that the appellant presently occupies the building with her sister as a "family", as defined in Article 3 of the zoning ordinance; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of her appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the one-story brick single family dwelling with two separate kitchen facilities, on premises at 6922 W. Talcott Avenue, upon condition that the occupancy of the building is and shall hereafter be by members of a "family" as defined in Article 3 of the zoning ordinance and that all applicable ordinances of the City of Chicago shall be complied with.

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

APPLICANT: Shelley T. Lewinski
 APPEARANCES FOR: Robert and Shelley Lewinski
 APPEARANCES AGAINST:

CAL. NO. 181-83-A
 MAP NO. 7-N
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 7019 W. Diversey 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, Shelley T. Lewinski, for Orville Ronan, owner, filed April 27, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tropical fish and pet supply business in the store on the first floor of a one and two-story brick and frame building, in an R3 General Residence District, on premises at 7019 W. Diversey Avenue; and

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 building on the subject site has been occupied as a tailor shop and cleaner; that a change of use to a tropical fish and pet supply 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 tropical fish and pet supply business in the store on the first floor of a one and two-story brick and frame building, on premises at 7019 W. Diversey Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Saturday, 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: Refugio Leal
 APPEARANCES FOR: A. Richard Spiegel
 APPEARANCES AGAINST:

CAL. NO. 182-83-A
 MAP NO. 4-G
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1329 S. Cullerton Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Refugio Leal, owner, filed April 28, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a tavern in a one-story frame store, in an R4 General Residence District, on premises at 1329 W. Cullerton Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 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 June 24, 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 in this case the proposed use is to be located in an R4 General Residence District; that the proof indicates that in 1974 the store on the subject site was used as a tavern; that on August 5, 1974 the tavern's liquor license was revoked; that on January 17, 1975 the Board granted an appeal permitting the establishment of a restaurant in the store on the subject site, in Cal. No. 325-74-A; that in 1981 the premises were rented by the appellant to a Mr. J.V. Martinez; that the appellant left the country and when he returned in 1982 the premises were closed and in a state of disrepair; that the Licensing Department records indicate that the last liquor license was issued on June 19, 1981 and expired on November 1, 1981; that the premises have been vacant and unoccupied in excess of one year and 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: Reggio's Pizzeria No. I, Inc.

CAL. NO. 183-83-A

APPEARANCES FOR: Thomas R. Sumner

MAP NO. 18-F

APPEARANCES AGAINST:

MINUTES OF MEETING
June 24, 1983

PREMISES AFFECTED— 706 E. 79th Street

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

ACTION OF BOARD—

Case continued to
August 19, 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: Murell E. James
 APPEARANCES FOR: Murell E. James
 APPEARANCES AGAINST:

CAL. NO. 184-83-A
 MAP NO. 18-D
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1507-11 E. 72nd 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, Murell E. James, for Murell E. James and Eddy M. James, owners, filed April 28, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop, including facilities for hand-washing of two automobiles, in a one-story brick garage building, in an R4 General Residence District, on premises at 1507-11 E. 72nd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 22, 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 June 24, 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 garage building on the subject site was previously used as an automobile storage garage; that on September 10, 1982 the Board denied an appeal for the establishment of an automobile, body and fender shop in the one-story brick garage building on subject site, in Cal. No. 266-82-A; that the change of use from an automobile storage garage to an automobile repair shop, including facilities for hand-washing of two automobiles, is not 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 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: Taras Matyczak
 APPEARANCES FOR: Taras Matyczak
 APPEARANCES AGAINST:

CAL. NO. 185-83-A
 MAP NO. 18-J
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 7800 S. Kedzie 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, Taras Matyczak, for Henry J. Olivieri, owner, filed May 3, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of an automobile repair garage in a one-story brick garage building, in a B2-1 Restricted Retail District, on premises at 7800 S. Kedzie Avenue; 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 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 June 24, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in a B2-1 Restricted Retail District; that the automobile repair garage was established at the subject site prior to the rezoning in 1979 from B4-1 to B2-1; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of an automobile repair garage in a one-story brick garage building, on premises at 7800 S. Kedzie Avenue, upon condition that no spray painting, body or fender work shall be done on the premises; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Saturday; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

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

APPLICANT: Kenneth E. Bergman
 APPEARANCES FOR: Kenneth E. Bergman
 APPEARANCES AGAINST:

CAL. NO. 186-83-A
 MAP NO. 5-F
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1725 N. 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, Kenneth E. Bergman, owner, filed May 4, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the rehabilitation of an existing two-story frame coach house at the rear of a lot improved with a two-story brick residential building, in a B4-2 Restricted Service District, on premises at 1725 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 6.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 it is proposed to rehabilitate an existing non-conforming two-story frame coach house; that the proposed rehabilitation will reduce the size of the non-conforming structure from 18 by 46 ft. to 18 by 36 ft. by removing the west 10 ft.; that as a safety measure the existing foundation walls and first floor supports will be replaced; 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 is hereby sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the rehabilitation of an existing two-story frame coach house at the rear of a lot improved with a two-story brick residential building, on premises at 1725 N. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with in the proposed rehabilitation 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: Saleh Mohammad Arman

CAL. NO. 187-83-A

APPEARANCES FOR:

MAP NO. 3-I

APPEARANCES AGAINST:

MINUTES OF MEETING
June 24, 1983

PREMISES AFFECTED— 2659 W. Thomas Street

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

ACTION OF BOARD—

Application withdrawn upon
motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Jeffery Mitchell
 APPEARANCES FOR: Jeffery Mitchell
 APPEARANCES AGAINST:

CAL. NO. 188-83-A
 MAP NO. 12-G
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 5257 S. Aberdeen 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, Jeffery Mitchell, for Armstead Mitchell, owner, filed May 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the replacement of an overhanging sign on the front of a grocery store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 5257 S. Aberdeen Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 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 June 24, 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 presently exists a 4ft. by 4ft. overhanging wooden business sign on the front of a legal non-conforming grocery store building; that it is proposed to replace the said sign with a modern metal and fiber glass sign; that no violation exists nor is contemplated and that the appellant has established the basis of his appeal, it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the installation of an overhanging sign on the front of the grocery store on the first floor of a two-story brick store and apartment building, on premises at 5257 S. Aberdeen Street, upon condition that the sign is approximately 4ft. by 4ft. and non-illuminated 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: Sammie Sutton
 APPEARANCES FOR: Sammie Sutton, Allan Streeter
 APPEARANCES AGAINST:

CAL. NO. 189-83-A
 MAP NO. 18-H
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 7500 S. Ashland 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, Sammie Sutton, owner, filed May 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the operation of a junk yard, in an M1-2 Restricted Manufacturing District, on premises at 7500 S. Ashland Avenue; 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 10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 the subject site was purchased in 1980 and has been use continuously for the purpose of dismantling use automobiles for reusable parts; that all work is done within the building; that dismantled automobiles are sent to a junk yard and do not remain on the premises; that the said use is not a "junk yard" as defined in Article 3 of the zoning ordinance; that the appellant has a right to continue the said use of the premises as a used automobiles parts 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 operation of a used automobile parts business, on premises at 7500 S. Ashland Avenue, upon condition that all dismantling operations shall be done within the building and that no dismantled automobiles shall be stored 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: Paxton Landfill Corporation

CAL. NO. 190-83-S

APPEARANCES FOR: Thomas J. Murphy

MAP NO. 30-C

APPEARANCES AGAINST:

MINUTES OF MEETING

June 24, 1983

PREMISES AFFECTED— Area bounded by: E. 116th Street, S. Yates Avenue, E. 119th Street, S. Paxton Avenue, E. 120th Street, S. Merrill Avenue, E. 118th Street and S. Stony Island Avenue.

SUBJECT—

Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

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

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

Case continued to
August 19, 1983.

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

APPLICANT: Association of American Youth of Ukrainian Descent, Inc.

CAL. NO. 107-83-A

APPEARANCES FOR:

MAP NO. 15-M

APPEARANCES AGAINST:

MINUTES OF MEETING

June 24, 1983

PREMISES AFFECTED— 5782 N. Elston Avenue

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

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

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

CAL. NO. 133-83-Z
 MAP NO. 3-E
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 1416 N. Astor 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, John D. Gray, for the Chicago Title & Trust Company, Trust No. 6-1082997, owner, filed April 19, 1983, and subsequently amended, an application to permit, in an R5 Residence District, the erection of a one and two-story brick addition to the rear of a three-story brick single family residence with no rear yard instead of 30 ft. and connected to a two-story brick coach house to be remodeled for accessory residential use and the erection of a two-story brick garage addition 18 x 20 ft. to the north side of coach house with no north side yard instead of 7.5 ft. and whose rear yard will be 19 instead of 30 ft., on premises at 1416 N. Astor Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 19, 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 7.8-5 and 7.9-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that the existing three-story brick single family residence and detached coach house was built in 1912 and is located in the Astor Street Landmark District and in an area that was down-zoned by the City Council from R7 to R5 on September 12, 1979; that the applicant has limited use of the existing premises and proposes to construct a one and two-story addition to the rear of the existing three-story residence, containing a kitchen, bath and greenhouse and connecting the existing coach house which will be remodeled into den and studio space and the erection of a two-story garage and storage building to the north thereof; 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

MINUTES OF MEETING

June 24, 1983

Cal. No. 133-83-Z

located in that the proposal is necessary to meet the lifestyle needs of the applicant; that the plight of the owner is due to unique circumstances in that any additions, other than requested, would violate the intention of the Astor Street Landmark status; that the variation, if granted, will not alter the essential character of the locality in which it is located in that the proposed additions, which maintain the existing courtyard, will have a one-story south elevation and a two-story north elevation and will not impair an adequate supply of light and air to the abutting properties and will be compatible with the essential character of the existing improvements in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story addition, with no rear yard, to the rear of the existing three-story brick single family residence and connected to a two-story brick coach house to be remodeled for accessory residential use, and the erection of a two-story garage and storage addition, 18 x 20 ft., to the north side of the coach house with no north side yard and whose rear yard will be 19 ft., on premises at 1416 N. Astor Street, upon condition that the south 12 ft. 10 ins. x 22 ft., excluding the 5 ft. x 7 1/2 ft. two-story greenhouse, of the proposed rear yard addition shall be limited to one-story with a finished roof deck elevation of 15 ft. 4 ins., that the two-story portion of the rear yard addition shall be limited to an elevation of 29 ft., that the two-story garage and storage building shall be limited to an elevation of 24 ft.; 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
HEARANCES FOR: Irene Graff
APPEARANCES AGAINST:

CAL. NO. 135-83-A
MAP NO. 14-J
MINUTES OF MEETING
June 24, 1983

PREMISES AFFECTED— 3632 W. 62nd 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 Gulhman
George J. Cullen
Michael J. Howlett
Thomas P. Keane
John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, George H. Graff, owner, filed March 14, 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 four apartments, in an R2 Single Family Residence District, on premises at 3632 W. 62nd 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, Sections 7.5-2, 7.3-2 and 7.12-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 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 four 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 four apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story frame building, on premises at 3632 W. 62nd Street, as four apartment on 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: Donald Olson
 APPEARANCES FOR: Donald Olson, Robert J. Dunn
 APPEARANCES AGAINST:

CAL. NO. 148-83-A
 MAP NO. 15-G
 MINUTES OF MEETING
 June 24, 1983

PREMISES AFFECTED— 5800-12 N. Glenwood 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, Donald Olson, for Otto H. Zapfe, owner, filed March 31, 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 a one-story building formerly occupied as a gasoline filling station, in a B1-2 Local Retail District, on premises at 5800-12 N. Glenwood Avenue; 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 8.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 24, 1983; and

WHEREAS, the district maps show that the premises are located in a B1-2 Local Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B1-2 Local Retail District, that the proof presented indicates that the premises has been occupied by business uses; the last use being a use car lot; that the change of use to a carry-out restaurant 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 carry-out restaurant in a one-story building formerly occupied as a gasoline filling station, on premises at 5800-12 N. Glenwood 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 10 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.

MINUTES OF MEETING

June 24, 1983

Stuart H. Glicken, for General Parking Corporation, presented a request for an extension of time in which to establish a public parking lot for the parking of private passenger automobiles, on premises at 55-63 W. Ontario Street, for which a special use was approved by the Board on September 25, 1981, in Cal. No. 280-81-S.

Member Keane moved that the time be extended until September 25, 1983. The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING

June 24, 1983
Cal. No. 116-82-Z

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

MINUTES OF MEETING
June 24, 1983

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, July 15, 1983.

Marian Reib
Secretary