

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, July 15, 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

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Mr. Keane moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on June 24, 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: Allen Belli
 APPEARANCES FOR: Allen Belli
 APPEARANCES AGAINST:

CAL. NO. 169-83-S
 MAP NO. 7-L
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 5534-38 W. Diversey 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
ABSTAIN		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Allen Belli, for Cafco Builders, Inc., filed June 1, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of a two-story brick four-apartment building, in a B4-1 Restricted Service District, on premises at 5534-38 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 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 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 use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area in that there is a large shopping center located a few miles from the subject site; that the public health, safety and welfare will be adequately protected in the design of the building which provides adequate setbacks and off-street parking; that the use is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a two-story brick four-apartment building, on premises at 5534-38 W. Diversey 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. 191-83-S
 MAP NO. 7-L
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 5544 W. Diversey 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
ABSTAIN		
x		
x		
x		
		x

THE RESOLUTION:

WHEREAS, Allen Belli, for Cafco Buildings, Inc., owner, filed June 2, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of a three-story five-apartment building, in a B4-1 Restricted Service District, on premises at 5544 W. Diversey Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 2, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 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 use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area in that there is a large shopping center located a few miles from the subject site; that the public health, safety and welfare will be adequately protected in the design of the building which provides adequate setbacks and off-street parking; that the use is compatible with the mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of residential use on the ground floor in the construction of a three-story five-apartment building, on premises at 5544 W. Diversey 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: Mary J. McGinty
 APPEARANCES FOR: Mary J. McGinty
 APPEARANCES AGAINST:

CAL. NO. 192-83-Z
 MAP NO. 3-F
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 1438 N. Cleveland 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, Mary J. McGinty, owner, filed May 12, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story single family residence with no north side yard instead of 2.4 ft., on premises at 1438 N. Cleveland 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 7.8-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 that 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 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 proposed single family residence would be very narrow if built in compliance with the side yard requirements of the zoning ordinance; that the plight of the owner is due to unique circumstances in that the width of the lot is only 24 feet; 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 no north side yard; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story single family residence with no north side yard instead of 2.4 ft., on premises at 1438 N. Cleveland 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: John and Mary Banks
 APPEARANCES FOR: John Banks
 APPEARANCES AGAINST:

CAL. NO. 193-83-Z
 MAP NO. 7-G
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED-- 1134 W. Schubert 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, John and Mary Banks, owners, filed May 13, 1983, an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story addition to the rear of a two-story frame single family residence with no west side yard instead of 9.8 ft. and partially located in the required rear yard, on premises at 1134 W. Schubert Avenue; 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, Sections 7.8-4(1) 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 July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the proposed addition, which consists of two bedrooms, family room and attached garage, is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the existing building is built on the west lot line of a triangularly-shaped lot and compliance with the west side yard and rear yard set-back requirements would pose an economic hardship on the applicant; that the variation, if granted, will not alter the essential character of the locality in that the use is compatible with the existing improvements in the area; it is therefore

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

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Cal. No. 193-83-Z

ordinance and that a variation be and it hereby is granted to permit the erection of a two-story addition to the rear of a two-story frame single family residence with no west side yard instead of 9.8 ft. and partially located in the required rear yard, on premises at 1134 W. Schubert 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: Patrick Grinnan
 APPEARANCES FOR: Debbie Grinnan
 APPEARANCES AGAINST:

CAL. NO. 194-83-Z
 MAP NO. 9-0
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 3814 N. Oriole 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, Patrick Grinnan, owner, filed May 23, 1983, an application for a variation of the zoning ordinance to permit, in an R2 Single Family Residence District, the erection of a one-story addition, approximately 30 sq. ft., to the south side of a one-story frame residence and connected to the existing garage, which addition is located in the required rear yard; on premises at 3814 N. Oriole Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 3, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.9-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 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 the district in which it is located in that the proposed addition is for enlarging the kitchen and providing space for a washer and dryer which is necessary to meet the needs of the family of the applicant; that the plight of the owner is due to unique circumstances in that the existing building is located entirely within the required rear yard on an irregularly shaped lot and that the proposed addition is situated in the only feasible area; that the variation, if granted, will not alter the essential character of the locality in that the use is compatible with the existing improvements in the area; it is therefore

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

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ordinance and that a variation be and it hereby is granted to permit the erection of a one-story addition, approximately 30 sq. ft., to the south side of a one-story frame residence and connected to the existing garage, which addition is located in the required rear yard, on premises at 3814 N. Oriole 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: Prayer Band Pentecostal Church
 APPEARANCES FOR: Daniel E. Radakovich
 APPEARANCES AGAINST:

CAL. NO. 195-83-S
 MAP NO. 10-E
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 4020-28 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, Prayer Band Pentecostal Church, for Charles Fabian, owner, filed May 27, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a church in a one and two-story brick store building, in a B4-2 Restricted Service District, on premises at 4020-28 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 25, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 in this case that the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that a church is necessary for the public convenience at this location in that the applicant was forced to relocate because its former church site was purchased by the City of Chicago for redevelopment and to meet the needs of the 200 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 adequate off-street parking and needed services to the community; that the use of the premises as a church will be compatible with existing improvements in the area which are mixed business and residential and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a church in a one and two-story brick store building, on premises at 4020-28 S. Michigan Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Elder Alonzo Moyer
 APPEARANCES FOR: Harry Kronenberg
 APPEARANCES AGAINST:

CAL. NO. 196-83-S
 MAP NO. 20-H
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 8020-28 S. Ashland 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, Elder Alonzo Moyer, for Apostolic Little Rock Church, owner, filed May 20, 1983, an application for a special use under the zoning ordinance for the approval of the location and establishment of a church in a one and two-story brick building in a B2-1 Restricted Retail District, on premises at 8020-28 S. Ashland Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 24, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 in this case the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a church is necessary for the public convenience at this location to meet the needs of the growing 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 be brought into compliance with building code regulations and which will provide adequate off-street parking and needed services to the community; that the use of the premises as a church will not be injurious to other property values in the area in that it will be compatible with the mixed residential and business improvements 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 and two-story brick building, on premises at 8020-28 S. Ashland Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Steven N. Klein
 APPEARANCES AGAINST:

CAL. NO. 197-83-S
 MAP NO. 1-F
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 64-48 W. Ohio 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, General Parking Corporation, for Chicago Title and Trust Company, Tr. #64278, owner, filed June 11, 1983, an application for a special use under the zoning ordinance for the approval of the location and the expansion of an existing public parking lot for the parking of private passenger automobiles, in a B7-5 General Central Business District, on premises at 64-68 W. Ohio Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 3, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8. 4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is located in a B7-5 General Central Business District; that on September 25, 1981 the Board approved the location and the continued operation of public parking lots at 600-08 N. Dearborn Street and 46-62 W. Ohio Street and at 601-09 N. Clark Street and 70-76 W. Ohio Street, Calendar numbers 281-81-S and 278-81-S, under certain conditions and with terminal dates of September 25, 1987; that the approved parking lots have been operated by the applicant corporation in compliance with the stated conditions; that the proposed subject site is located between and contiguous to the aforementioned approved parking lots and will complete the balance of the north side of the block as a public parking lot; that the proposed expansion is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth, and that the said parking lot, with a terminal date of September 25, 1987 and an interim review by the Board in September of 1984, will be compatible with the improvements in the area and will not cause substantial injury to the value of other

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Cal. No. 197-83-S

property in the neighborhood in which it is located; 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 expansion of an existing public parking lot for the parking of private passenger automobiles, on premises at 64-68 W. Ohio Street, upon condition that the lot shall be improved and operated under the conditions set forth in the previously approved resolutions of the Zoning Board of Appeals, Calender numbers 278-81-S and 281-81-S; and that those conditions are hereby made part of this resolution.

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

APPLICANT: J.F. O'Connell, Inc.
APPEARANCES FOR: Mathias M. Mattern, J.F. O'Connell
APPEARANCES AGAINST: William Beavers, Melvin J. Piper
PREMISES AFFECTED: 2500-08 and 2514-24 E. 83rd Street
SUBJECT: Application for the approval of a special use.

CAL. NO. 198-83-S
MAP NO. 20-B
MINUTES OF MEETING
July 15, 1983

ACTION OF BOARD--

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, J.F. O'Connell, Inc, for First Federal Savings & Loan Association of Chicago, owner, filed May 17, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of residential use on the ground floor in the construction of two two-story eight-unit townhouses, in a B4-2 Restricted Service District, on premises at 2500-08 and 2514-24 E. 83rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 20, 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(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 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 in this case that the proposed use is to be located in a B4-2 Restricted Service District; that no proof was presented to indicate that the proposed use is necessary for the public convenience at this location and that opposition petitions signed by 260 members of the community and the appearance of 50 persons at the public hearing in objection to the proposed construction of the two eight-unit townhouses at this location indicates that there is no desire for additional residential improvements; that the opportunity for revitalizing this zoned for business street would be hindered with the establishment of the proposed residential buildings; that the proposed use would cause substantial injury to the value of other property in the neighborhood in which it is located and is not in the public interest; 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: Goggin & Furda
 APPEARANCES FOR: Gregory H. Furda
 APPEARANCES AGAINST:

CAL. NO. 199-83-S
 MAP NO. 3-F
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 1410 N. Orleans 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, Goggin & Furda, for American National Bank and Trust Co., Tr. No. 30148, owner, filed May 19, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a riding academy in a one-story brick building, in a C1-3 Restricted Commercial District, on premises at 1410 N. Orleans Street; 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 9.4-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 1983; and

WHEREAS, the district maps show that the premises are located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C1-3 Restricted Commercial District; that the proof presented indicate that the establishment of a riding academy is necessary for the public convenience at this location in that there are no similar facilities located in the City to meet the demand for this activity; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed riding academy which provides for state-of-the-art ventilation and waste disposal systems; that the use of the premises as a riding academy would not cause substantial injury to the value of other property in the neighborhood in which it is located in that all riding activities and instruction will take place entirely within the building, 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 riding academy in a one-story brick building, on premises at 1410 N. Orleans Street, upon condition that the premises is used as a riding academy only and not as a boarding stable from which horses are taken

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via city streets to bridal paths at other locations; that the building is brought into compliance with building code regulations 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: Speelman Refuse Service, Inc.
 APPEARANCES FOR: I.J. Stagman
 APPEARANCES AGAINST:

CAL. NO. 200-83-S
 MAP NO. 1-G
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 364 N. Green 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, Speelman Refuse Service, Inc, owner, filed May 19, 1983, an application for a special use under the zoning ordinance for the approval of the location and the continued operation of a solid waste transfer station, in an M2-4 General Manufacturing District, on premises at 364 N. Green Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 13, 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 July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 1983; and

WHEREAS, the district maps show that the premises are located in an M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an M2-4 General Manufacturing District; that the applicant corporation has operated a waste disposal business in the City of Chicago since the year 1902 and has operated a solid waste transfer station at the subject site since the year 1968; that the operation consists of refuse pick-up vehicles hauling to the subject site where the refuse is unloaded into larger transport vehicles and taken to a landfill site; that the proof presented indicates that the said use is necessary for the public convenience at this location in that it is centrally located and with its attendant transfer operation to greater capacity vehicles disposal costs are kept competitive, trucking miles are reduced, and an essential service is provided for an urbanized society; that the public health, safety and welfare is adequately protected in the said operation in that no refuse is allowed to remain on the premises overnight; that rodent, dust, litter and noise control is provided; that the use of the premises as a solid waste transfer station is compatible with the type of industrial use 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

MINUTES OF MEETING

July 15, 1983

Cal. No. 200-83-S

Zoning Administrator is authorized to permit the continued operation of a solid waste transfer station, on premises at 364 N. Green 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: Emanuel Perrino
 APPEARANCES FOR: John J. Pikarski, Emanuel Perrino
 APPEARANCES AGAINST: Angelo Lucas, Wallace Davis
 PREMISES AFFECTED-- 157-59 N. Halsted Street
 SUBJECT-- Application for the approval of a special use.

CAL. NO. 201-83-S
 MAP NO. 1-F
 MINUTES OF MEETING
 July 15, 1983

ACTION OF BOARD--

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, Emanuel Perrino, for Harry Schwimmer, owner, filed May 23, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of an Adult Use - live nude dancing and sale of adult books - in a one-story brick building, in a C2-4 General Commercial District, on premises at 157-59 N. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 10, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 9.4-2(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 1983 after due notice thereof by publication in the Chicago Tribune on June 27, 1983; and

WHEREAS, the district maps show that the premises are located in a C2-4 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 in this case that the proposed Adult Use is to be located in a C2-4 General Commercial District; that no proof was presented to indicate that the establishment of an Adult Use at this location would not cause substantial injury to the value of other property in the neighborhood in which it is located in that N. Halsted Street, at this location, is a viable commercial area experiencing rapid growth and re-development and that the economic viability and future development of the district would be restricted; that the public health, safety and welfare would be in jeopardy with the establishment of the proposed Adult Use in that the testimony of the applicant, a witness for the applicant, and a party in opposition, indicated that the area in which the proposed Adult Use is to be located has a serious prostitution problem; that the proposed Adult Use would be counter-productive in attracting new business enterprises to the area and is not in the public interest; 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: Frank Brown
 APPEARANCES FOR: Frank Brown
 APPEARANCES AGAINST:

CAL. NO. 202-83-A
 MAP NO. 20-F
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 8139 S. Vincennes 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, Frank Brown, owner, filed May 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a grocery store in a two-story frame building, in an R3 General Residence District, on premises at 8139 S. Vincennes 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 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 July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence in an existing non-conforming store; that the appellant presently operates a variety store and wishes to sell grocery items; that the sale of grocery items is an accessory use; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a two-story frame store building, on premises at 8139 S. Vincennes Avenue, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M.. Monday through Friday, 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: Frankel Loubeau
APPEARANCES FOR: Frankel Loubeau
APPEARANCES AGAINST:

CAL. NO. 203-83-A
MAP NO. 22-B
MINUTES OF MEETING
July 15, 1983

PREMISES AFFECTED— 8719 S. Essex 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, Frankel Loubeau, owner, filed May 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as two apartments, in an R3 General Residence District, on premises at 8719 S. Essex Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered March 10, 1983 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.5-3."

and

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

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

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

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the two-story brick building, on premises at 8719 S. Essex Avenue, as two apartments, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Peter Furlong
 APPEARANCES FOR: John J. Pikarski
 APPEARANCES AGAINST: Mary A. Flisk, et al.

CAL. NO. 204-83-A
 MAP NO. 11-M
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 4722 N. Central 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, Peter Furlong, for Richard and June Rozner, owners, filed May 25, 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 brick building, in an R3 General Residence District, on premises at 4722 N. Central Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 1, 1983 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-3."

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates the former use of the one-story brick non-conforming business building was an electrical contractor's office, which use ceased operation in January, 1983; that the former use operated five days a week during normal daytime business hours and that the proposed tavern would operate from approximately 9:00 A.M. until 2:00 A.M., seven days a week; that increased traffic would be brought to the site of the tavern were it permitted to open; that the change of use from a contractor's office, employing approximately 30 persons and operated during daytime hours only, to a tavern, operated seven days a week from 9:00 A.M. until 2:00 A.M., and with the potential of up to 100 patrons, is more intense in nature; that under Section 6.4-7 of the zoning ordinance the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Eugene Siebert
APPEARANCES FOR: Eugene Siebert
APPEARANCES AGAINST:

CAL. NO. 205-83-A
MAP NO. 10-F
MINUTES OF MEETING
July 15, 1983

PREMISES AFFECTED— 550 W. 43rd 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, Eugene Siebert, owner, filed May 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of a tavern on the first floor of a three-story brick store and apartment building, in an R3 General Residence District, on premises at 550 W. 43rd Street; and

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully informed 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 a tavern has been located at the subject site for over 30 years, the last liquor license having expired on October 31, 1981; that the former owner failed to renew his license because of illness; 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 re-establishment of a tavern on the first floor of a three-story brick store and apartment building, on premises at 550 W. 43rd Street, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 2 P.M., 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: David Morrow
 APPEARANCES FOR: David Morrow
 APPEARANCES AGAINST:

CAL. NO. 206-83-A
 MAP NO. 8-E
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 3845 S. Wabash 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, David Morrow, for Lee Bart, Jr., owner, filed May 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 a one-story brick garage building, in an R5 General Residence District, on premises at 3845 S. Wabash Avenue; 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 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 15, 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 said use is located in an R5 General Residence District in an existing non-conforming garage building which has been occupied as an automobile repair shop for the past 18 years; that licensing requirements have cause 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 shop in a one-story brick garage building, on premises at 3845 S. Wabash Avenue, upon condition that no spray painting, body or fender work shall be done on premises; that the hours of operation shall be limited to the hours between 10 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: Guadalupe Duran
 APPEARANCES FOR: Jerome D. Litrow
 APPEARANCES AGAINST:

CAL. NO. 207-83-A
 MAP NO. 4-H
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 2122 W. 21st 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, Guadalupe Duran, owner, filed May 20, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a first floor rear apartment into vacant store space in a three-story brick store and three-apartment building on a lot improved additionally with a one-and-a-half story frame residence, in a B4-2 Restricted Service District, on premises at 2122 W. 21st Street; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.11-1 and 5.5."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use will be located in a B4-2 Restricted Service District; that the proof presented indicates that the subject lot contains 3,000 sq. ft. and is improved with two principal detached buildings; that the front building contains a vacant store and rear apartment on the first floor and one apartment each on the second and third floors; that the rear building contains one apartment; that there is no on-site space for parking; that the pre-existing use of the property is rendered non-conforming by virtue of the present minimum lot area per dwelling unit requirement on-site parking, and number of principal buildings on a lot; that the extension of the non-conforming apartment into the vacant store space in the non-conforming building is permitted under Section 6.4-6 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to allow the expansion of the first floor rear apartment into the vacant store space on the first floor of

MINUTES OF MEETING

July 15, 1983

Cal. No. 207-83-A

a three-story brick store and three-apartment building on a lot improved additionally with a one-and-a-half story frame residence, upon condition that the building is brought into compliance with building code regulations 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: Rolando Aguilar
 APPEARANCES FOR: Charlie Poppell
 APPEARANCES AGAINST:

CAL. NO. 208-83-A
 MAP NO. 8-J
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 3245 S. Pulaski Road

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, Rolando Aguilar, owner, filed May 20, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize eight lodging rooms on the second floor and one apartment in the attic in a two-and-a-half story brick building with a tavern on the first floor, in an R3 General Residence District, on premises at 3245 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered on April 29, 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 July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully informed 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 eight lodging rooms on the second floor and one apartment in the attic 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 eight lodging rooms and one apartment, 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-and-a-half story brick building, with a tavern on the first floor, as eight lodging rooms on the second floor and one apartment in the attic, on premises at 3245 S. Pulaski Road, 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: Stanley Drwila
 APPEARANCES FOR: Kay Drwila
 APPEARANCES AGAINST: Margaret A. Heneghan, et al.

CAL. NO. 209-83-A
 MAP NO. 7-J
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 3820 W. Diversey 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, Stanley Drwila, owner, filed May 17, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit outdoor automobile sales and accessory storage of automobiles awaiting repair, in conjunction with an automobile repair and body and fender shop in a one-story brick garage building, in an R3 General Residence District, on premises at 3820 W. Diversey 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, Sections 7.3-3 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 July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R3 General Residence District; that the evidence presented indicates that the subject automobile repair garage was erected in 1935 under the then commercial zoning classification and currently is licensed as a motor vehicle repair shop; that the 1957 comprehensive amendment to the zoning ordinance classified the property as R3 General Residence, which rendered the premises non-conforming and subject to Article 6 of the zoning ordinance; that the sale of automobiles commenced illegally two years ago; that the body and fender, painting and spraying operation currently being conducted in the subject premises was illegally established after the 1957 reclassification; that no proof was presented which would establish the legality of the body and fender, painting and spraying operation; that the appellant has the right to continue the automobile repair business provided that no automobile sales, body and fender, painting or spraying is conducted in or on the subject premises; and further providing that there is no overnight outside automobile storage, it is therefore

MINUTES OF MEETING

July 15, 1983
Cal. No. 209-83-A

RESOLVED, that the appeal for the continued operation of automobile sales, body, fender, painting and spraying, in conjunction with the licensed automobile repair shop, is hereby 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: Wilfredo Rey
 APPEARANCES FOR: Wilfredo Rey
 APPEARANCES AGAINST:

CAL. NO. 210-83-A
 MAP NO. 7-N
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 3133 N. Rutherford 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, Wilfredo Rey, owner, filed May 25, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the raising of the roof on the rear one-and-a-half story portion of a one-and-a-half and two-story brick non-conforming two-apartment building, in an R2 Single Family Residence District, on premises at 3133 N. Rutherford Avenue; and

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

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the subject premises are located in an R2 Single Family Residence District; that it is proposed to raise the roof on the rear one-and-a-half story portion of the non-conforming two-apartment building to match the existing roof line of the two-story portion; 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 raising of the roof on the rear one-and-a-half story portion of the non-conforming two-apartment building to match the existing roof line of the two-story portion, on premises at 3133 N. Rutherford Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

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

CAL. NO. 211-83-A
 MAP NO. 11-K
 MINUTES OF MEETING
 July 15, 1983

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

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, National Advertising Co., for American National Bank of Chicago, Tr. No. 76202, owner, filed June 27, 1983, an application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the addition of a second face to an existing advertising sign, 20 by 60 feet, the top of which is 60 feet above the ground, within 500 feet of the entrance ramp to the Kennedy Expressway, in an M1-1 Restricted Manufacturing District, on premises approximately 370 feet south of the Montrose Avenue overpass at the Kennedy-Edens Expressway Junction, with a mailing address of 4404 W. Berteau Avenue, which it is alleged, is not visible from the expressway and is not in violation of the zoning ordinance and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 17, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 10.14(5)."

and

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

WHEREAS, the district maps show that the premises are located in an M1-1 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an M1-1 Restricted Manufacturing District; that on March 18, 1983 the Board denied an appeal from the Office of the Zoning Administrator seeking the addition of a second face to an existing advertising sign, 20 by 60 feet, the top of which is 60 feet above the ground, within 500 feet of the entrance ramp to the Kennedy Expressway; that the appellant requested that the original case be reopened for the purpose of presenting additional testimony; that the Board has incorporated the testimony of the original application, Cal. No. 80-83-A, into the record, and finds that no additional evidence was presented to indicate that the said advertising sign is not visible from the expressway; and that since Section 10.14 of the Zoning Ordinance prohibits the erection of an advertising sign within

MINUTES OF MEETING

July 15, 1983

Cal. No. 211-83-A

500 feet of an expressway, the Board has no authority to permit the use requested; it is therefore

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

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

APPLICANT: Enrique Alvarez
 APPEARANCES FOR: William Espinosa, Enrique Alvarez
 APPEARANCES AGAINST:

CAL. NO. 212-83-A
 MAP NO. 5-H
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 2120 N. Hoyne 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, Enrique Alvarez, owner, filed May 18, 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 R3 General Residence District, on premises at 2120 N. Hoyne Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 12, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3 and 7.12-1."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the said use is located in an R3 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as four 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 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 2120 S. Hoyne Avenue, as four apartment 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: Shafeek Mohommed

CAL. NO. 213-83-A

APPEARANCES FOR: Stuart Cass

MAP NO. 14-H

APPEARANCES AGAINST:

MINUTES OF MEETING
July 15, 1983

PREMISES AFFECTED— 5700 S. Damen 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, Shafeek Mohommed, for Jameel Issa, owner, filed May 20, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the sale of package liquor in an existing grocery store in a one-story frame store and apartment building in an R3 General Residence District, on premises at 5700 S. Damen Avenue; and

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

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

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District in an existing non-conforming grocery store, a B-1 use; that under Section 8.3-1(6) of the zoning ordinance the sale of package liquor is not permitted; that 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: Romona Twillie
APPEARANCES FOR: Romona Twillie
APPEARANCES AGAINST:

CAL. NO. 214-83-A
MAP NO. 10-E
MINUTES OF MEETING
July 15, 1983

PREMISES AFFECTED— 4135 S. Vincennes 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, Romona Twillie, owner, filed May 18, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food dispensing license for an ice cream machine in an existing grocery and liquor store in a one-story brick store building, in an R4 General Residence District, on premises at 4135 S. Vincennes Avenue; 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 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 July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District in the non-conforming store on the subject site; that the appellant is operating a licensed grocery and liquor store on the premises and is seeking a license to sell ice cream; that the dispensing of ice cream in an existing grocery and liquor store is an accessory use; 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 approve a food dispensing license for an ice cream machine in an existing grocery and liquor store in a one-story brick store building, on premises at 4135 S. Vincennes Avenue, upon condition that all applicable ordinances of the City of Chicago are complied with before a license is issued.

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

APPLICANT: Rocky's Construction Co.
 APPEARANCES FOR: Reuben Jefferson
 APPEARANCES AGAINST:

CAL. NO. 215-83-A
 MAP NO. 22-D
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 8909½ S. Cottage Grove 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, Rocky's Construction Co., for Charles Melcolm, owner, filed May 23, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 8909½ S. Cottage Grove Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 17, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site is one unit of a three-store complex, one of which is occupied by a tavern; that the subject store had been occupied by a restaurant; that the change of use to a candy store is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a candy store on the first floor of a three-story brick store and apartment building, on premises at 8909½ S. Cottage Grove 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: Rocky's Construction Co.
 APPEARANCES FOR: Reuben Jefferson
 APPEARANCES AGAINST:

CAL. NO. 136-83-A
 MAP NO. 22-D
 MINUTES OF MEETING
 July 15, 1983

PREMISES AFFECTED— 8907-09 S. Cottage Grove Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

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, Rocky's Construction Co., for Charles Malcolm, owner, filed March 15, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an office on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 8907-09 S. Cottage Grove Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, 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 July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R4 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site is one of a three-store complex, one of which is occupied by a tavern; that the subject store had been occupied by business uses, the last use being a printing shop; that the change of use to an office is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an office on the first floor of a three-story brick store and apartment building, on premises at 8907-09 S. Cottage Grove 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: Francisca Jalbuena and Maria Luz Gopez
 APPEARANCES FOR: Thomas Jaconetty
 APPEARANCES AGAINST: Richard Tauber

CAL. NO. 152-83-A
 MAP NO. 9-I
 MINUTES OF MEETING
 July 15, 1983

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 7, 1983 reads:

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

and

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meetings held on May 20, 1983 and July 15, 1983; and

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in an R3 General Residence District; that the proof presented indicates that the subject site premises had been previously occupied by an automobile repair shop, which ceased operation in June of 1982; that the change of use to a 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 restaurant in a two-story brick building, on premises at 2416 W. Addison Street, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance; that the hours of operation shall be limited to the hours between 9 A.M. and 10 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: Daniel L. Houlihan & Associates, Ltd.
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

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

PREMISES AFFECTED— 4937 S. Kostner 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, Daniel L. Houlihan & Associates, Ltd., for Angela Hendrickson, owner, filed December 14, 1982, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a two-story brick building as four apartments, in an R3 General Residence District, on premises at 4937 S. Kostner Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 12, 1982 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.5-3 and 7.12-1(4)."

and

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

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

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and the 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 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 brick building, on premises at 4937 S. Kostner Avenue, as four apartments upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance, and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Mimir Radovanovich

APPEARANCES FOR: John J. Pikarski

APPEARANCES AGAINST:

PREMISES AFFECTED— 2236 W. Lawrence Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 21, 1983.

CAL. NO. 96-83-S

MAP NO. 13-H

MINUTES OF MEETING

July 15, 1983

THE VOTE

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: Gwendolyn Hayes

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 5135-41 W. Madison Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

CAL. NO. 99-83-S

MAP NO. 2-L

MINUTES OF MEETING

July 15, 1983

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

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

APPLICANT: William Flood
APPEARANCES FOR: John J. Pikarski
APPEARANCES AGAINST:

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

PREMISES AFFECTED— 2434-2624 E. 134th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
October 21, 1983.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

MINUTES OF MEETING

July 15, 1983
Cal. No. 109-83-A

Mr. Edward Howlett, owner, presented a request to file a new appeal seeking permission to establish a restaurant on the first floor of the rear portion of a two-story brick building, in an R4 General Residence District, on premises at 46 N. Damen Avenue, at which location the Board had denied an appeal on April 15, 1983, in Cal. No. 109-83-A.

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

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

MINUTES OF MEETING

July 15, 1983
Cal. No. 167-79-Z

Mr. Frank Warburton filed a request for an extension of time in which to obtain a building permit for the erection of a two-story brick two-apartment building whose side yards will be 2.5 instead of 3 feet and on a lot whose area is 3125 instead of 3300 square feet, in an R3 General Residence District, on premises at 5759 N. Elston Avenue, for which a variation of the zoning ordinance was granted on July 27, 1979, in Cal. No. 167-79-Z.

Chairman Guthman moved that the request be granted and the time extended until December 27, 1983.

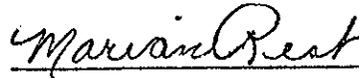
The motion prevailed by yeas and nays as follows:

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

MINUTES OF MEETING
July 15, 1983

Mr. Keane moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, August 19, 1983.



Secretary