

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, August 19, 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

Absent-
Thomas P. Keane
John P. Kringas

MINUTES OF MEETING

August 19, 1983

Mr. Cullen moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on July 15, 1983 (as submitted and signed by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

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

The Board thereupon held its regular meeting, taking the action designated on the face of the resolution;

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

APPLICANT: Waste Management of Illinois, Inc.
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 200-82-S
 MAP NO. 26-C and 28-C
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1900-2400 E. 116th Street and 1900-2400 E. 110th Street
 SUBJECT— Motion for an extension of time.

ACTION OF BOARD—

THE VOTE

Motion granted.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

Waste Management of Illinois, Inc., by its attorneys, Daniel L. Houlihan & Associates, Ltd., pursuant to Section 11.10-5 of the Chicago Zoning Ordinance, presented a motion to extend the commencement date of variations in the nature of a special use for a period of twelve months, stating as follows:

1. That on August 26, 1982, the Board adopted a resolution in Calendar No. 200-82-S, as reflected in the minutes of the meeting of the Board of August 20, 1982, which resolution authorized variations in the nature of a special use for the referenced 289-acre property petitioned by the Applicant, Waste Management, Inc., and as more specifically described in the Resolution;
2. That on April 29, 1983, the Applicant, through its attorney, submitted in writing to the Board a description of the activities undertaken by it through that date pursuant to and in furtherance of the Board's Resolution in Calendar No. 200-82-S;
3. That among the activities described in the April 29, 1983 document was the preparation of a permit application to the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers & Harbors Act of 1899, a copy of which application was presented by the Applicant to the Board;
4. That the U.S. Army Corps of Engineers has extended the comment period by regulatory agencies involved and has requested submittal by Applicant of additional ecological data by December 1983 and that thereafter the regulatory agencies will have additional time to present their comments;
5. That Applicant proceeded in an expeditious fashion to get the required permits and has expended significant funds in furtherance of its permit applications;

The Board having considered the foregoing, Chairman Guthman moved that the commencement date of said special use be extended to and including December 9, 1983, with the express proviso that said extension does not relieve the Applicant of the obligation of compliance with all conditions (including but not limited to the prohibition of use of the Waste Management-Heil site) specified in the Board's Resolution as set forth in the Minutes of its meeting of August 20, 1982. Chairman Guthman further moved that if the use has not commenced prior thereto, this matter is set for hearing upon notice given by the Board on December 2, 1983 at 9 A.M. in Room 569 of the County Building for the purpose of determining whether any additional extensions of time shall be granted to the Applicant.

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

APPLICANT: Daniel L. Houlihan
 APPEARANCES FOR: Daniel L. Houlihan
 APPEARANCES AGAINST:

CAL. NO. 216-83-Z
 MAP NO. 13-L
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 5524-28 W. Lawrence 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, Daniel L. Houlihan, for Joseph C. and Carole M. Scarpelli and Ralph C. and Cordelia J. Capparelli, owners, filed June 29, 1983 an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the construction of a two-story seven-apartment addition to the rear of a two-story store and one-apartment building with off-street parking for seven automobiles instead of the required eight, on premises at 5524-28 W. Lawrence Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case the proposed use is to be located in a B2-2 Restricted Retail District; that on April 20, 1979 the Board approved a special use permitting residential use on the ground floor in the construction of a two-story brick addition, containing six dwelling units, to the rear of the building on the subject site, Cal. No. 66-79-S, for which the commencement time period subsequently expired; that on April 25, 1983 the Board approved a special use application for residential use on the ground floor in the construction of a two-story brick seven-apartment addition to the rear of a two-story brick store and one-apartment building, on the subject site, Cal. No. 123-83-S; that the Board by reference, incorporates the records of the previous applications; that the applicant now seeks a variation to erect the proposed apartment addition with on-site parking for seven automobiles instead of the required eight; that the property in question cannot yield a reasonable return nor can it be put to a 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

MINUTES OF MEETING

August 19, 1983

Cal. No. 216-83-S

variation to waive one parking space is necessary to make the project economically feasible; that the plight of the owner is due to unique circumstances in that the subject site has an unusual depth of 198 feet and a narrow width of 41 feet and that the configuration necessary for the proposed addition to the rear of the existing building requires building into area that could be used for parking; that the waiver of one parking space will not alter the essential character of the locality and is compatible with 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 construction of a two-story seven-apartment addition to the rear of a two-story store and one-apartment building with off-street parking for seven automobiles instead of the required eight, on premises at 5524-28 W. Lawrence Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Douglas B. Gillespie

CAL. NO. 217-83-Z

APPEARANCES FOR: Peter Mayer

MAP NO. 5-F

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 246 W. Concord Lane (North Park Avenue frontage)

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, Douglas B. Gillespie, for Samuel B. Davis and Fern Bomchill Davis, owners, filed July 14, 1983 an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a three-story 7 ft. by 22 ft. addition to the west side of a three-story townhouse with an 8 ft. front yard instead of 15 ft., on premises at 246 W. Concord Lane (North Park Avenue frontage); and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 7.7-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 in this case the proposed use is to be located in an R5 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 variation is for the purpose of adding a residential elevator for the use of the owner who has lost the use of his legs; that the plight of the owner is due to unique circumstances in that there is insufficient space within the three-story townhouse to locate an elevator without making major changes to the building on all levels; that the variation, if granted, will not alter the essential character of the locality in which it is located in that the proposed addition will provide an eight-foot west yard and will be compatible with the set-backs of the existing improvements on North Park 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 zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story 7 ft. by 22 ft. addition to the west side of a three-story townhouse with an eight foot

MINUTES OF MEETING

August 19, 1983

Cal. No. 217-83-S

front yard instead of 15 feet, on premises at 246 W. Concord Lane (North Park Avenue frontage), 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: Martin J. Healy, Jr.
 APPEARANCES FOR: Martin J. Healy, Jr.
 APPEARANCES AGAINST:

CAL. NO. 218-83-S
 MAP NO. 5-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1147 W. Webster Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Martin J. Healy, Jr., for William and Laurie Andrews, owners, filed July 7, 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 one and two-story addition connecting the front two-story structure and the rear two-story coach house, all of which will be used as a single family residence, in a B4-2 Restricted Service District, on premises at 1147 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.4-4 and 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 the proposed use is necessary for the public convenience at this location in that there is a growing demand for residential uses in this area; that the public health, safety and welfare will be adequately protected in the design and location of the proposed improvement; that the proposed use will not cause substantial injury to the value of other property in the neighborhood in that it will be compatible with the mixed residential and business uses on West Webster Avenue; 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 one and two-story addition connecting the front two-story structure and the rear two-story coach house, all of which will be used as a single family residence, on premises at 1147 W. Webster 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: Martin J. Healy, Jr.
 APPEARANCES FOR: Martin J. Healy, Jr.
 APPEARANCES AGAINST:

CAL. NO. 219-83-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1147 W. Webster 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, Martin J. Healy, Jr., for William and Laurie Andrews, owners, filed July 7, 1983, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the construction of a one and two-story residential addition connecting the front and rear two-story residential buildings with no side yards instead of 2.4 ft. and partially located in the required rear yard, on premises at 1147 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 1, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 8.4-4 and 8.7-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that the property in question cannot yield a reasonable return nor can it be put to a reasonable use if permitted to be used only under the conditions allowed by the regulations in the district in which it is located in that the variations requested are necessary in order to provide livable and viable interior space within the proposed addition; that the plight of the owner is due to the limited lot size and the need for meaningful utilization of the site; that the variations if granted, will not alter the essential character of the locality in that the proposed addition will be compatible with existing improvements and with the side yard and rear yard patterns in the block; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the construction

MINUTES OF MEETING

August 19, 1983

Cal. No. 219-83-Z

of a one and two-story residential addition connecting the front and rear two-story buildings with no side yards instead of 2.4 feet and partially located in the required rear yard, on premises at 1147 W. Webster 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: Hilton Humphrey
 APPEARANCES FOR: Hilton Humphrey, Steven Hernandez
 APPEARANCES AGAINST: Mr. Griffin

CAL. NO. 220-83-S
 MAP NO. 22-F
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 104-14 W. 95th 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, Hilton Humphrey, owner, filed July 5, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a B2-1 Restricted Retail District, on premises at 104-14 W. 95th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 28, 1983 reads:

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 that the proposed use is to be located in a B2-1 Restricted Retail District; that the proof presented indicates that a public parking lot at this location is necessary for the public convenience in that there is a demand for additional off-street parking for the motoring public who utilize the end of the line Dan Ryan Rapid Transit located one block east of the subject site; that the public health, safety and welfare will be adequately protected in the design and operation of the parking lot to be improved and operated under the conditions hereinafter set forth; that the said parking lot will be compatible with the existing improvements in the area and will not cause substantial injury to other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking lot for the parking of private passenger automobiles, on premises at 104-14 W. 95th Street, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private

MINUTES OF MEETING

August 19, 1983

Cal.No. 220-83-S

passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time, that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the parking lot shall be striped; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from W. 95th Street; 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 fenced with a six foot high chain link fence; that lighting which shall be directed away from the residential properties to the north shall be provided; that bumper guards shall be provided on the periphery of the surfaced area; that the hours of operation shall be limited to the hours between 5 A.M. and 10 P.M., Monday through Friday, and 5 A.M. and 6 P.M., Saturday; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to maintain the property continuously in conformance with the provisions and standards hereby established under this order. 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: Emanuel Healing Temple
APPEARANCES FOR: M.T. Gruener
APPEARANCES AGAINST:

CAL. NO. 221-83-S
MAP NO. 1-L
MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 426-28 N. Laramie Avenue
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

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

APPLICANT: Pasidia Baptist Church

APPEARANCES FOR: Tennie L. Barlow

APPEARANCES AGAINST:

CAL. NO. 222-83-S

MAP NO. 16-E

MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 6732 S. Cottage Grove Avenue

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

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

APPLICANT: House of Prayer For All Nations
 APPEARANCES FOR: M.T. Gruener, Rev. Walter Bell
 APPEARANCES AGAINST:

CAL. NO. 223-83-S
 MAP NO. 14-H
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1800-04 W. 63rd 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, House of Prayer For All Nations, owner, filed June 16, 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 and frame store and apartment building, in a B4-2 Restricted Service District, on premises at 1800-04 W. 63rd 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 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 August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 the proposed use is to be located in a B4-2 Restricted Service District; that the proof presented indicates that a church at this location is necessary for the public convenience to meet the needs of the 60 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 off-street parking as well as 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 business 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 and frame store and apartment building, on premises at 1800-04 W. 63rd Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Discovery Center c/o Robert K. Wagner
APPEARANCES FOR: Solomon Gutstein
APPEARANCES AGAINST: William Warnock
PREMISES AFFECTED— 622-36 W. Wrightwood Avenue
SUBJECT— Application for the approval of a special use.

CAL. NO. 224-83-S
MAP NO. 7-F
MINUTES OF MEETING
August 19, 1983

ACTION OF BOARD—

Case continued to
October 7, 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: Bethel Housing, Inc.
 APPEARANCES FOR: Gerald M. Offutt, Mary Nelson
 APPEARANCES AGAINST:

CAL. NO. 225-83-S
 MAP NO. 1-K
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 34 N. Keeler Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Bethel Housing, Inc, owner, filed June 29, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a community center within a proposed five-story housing for the elderly building, in an R5 General Residence District, on premises at 34 N. Keeler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, Section 7.4-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 in this case that the proposed use is to be located in an R5 General Residence District; that on March 18, 1983 the Board denied an appeal permitting the establishment of a wholistic health center on the first floor of a proposed 40-unit apartment housing for the elderly on the subject site, which it was alleged was an accessory use and not in violation of the zoning ordinance, Cal. No. 81-83-A; that the Board by reference incorporates the prior case into the record; that the proof presented indicates that the establishment of the proposed community center is necessary for the public convenience at this location to provide supportive services and programs for the elderly and handicapped residents of the proposed housing for the elderly building and to the elderly and handicapped residing in the neighborhood; that the public health, safety and welfare will be adequately protected in the design and operation of the said use which will be constructed in compliance with building code regulations; that the proposed use will not have a great impact on vehicular traffic in the area and will not cause substantial injury to the value of other 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

MINUTES OF MEETING

August 19, 1983

Cal. No. 225-83-S

Zoning Administrator is authorized to permit the establishment of a community center within a proposed five-story housing for the elderly building, on premises at 34 N. Keeler 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: Herbert E. Geske
 APPEARANCES FOR: Herbert E. Geske
 APPEARANCES AGAINST:

CAL. NO. 226-83-S
 MAP NO. 9-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 3418 N. Southport 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, Herbert E. Geske, owner, filed June 30, 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 first floor in the conversion of a store into an apartment in a two-story brick store and one-apartment building, in a B2-2 Restricted Retail District, on premises at 3418 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 23, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 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 August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the proposed conversion is necessary at this location to provide a first floor apartment for the applicant and his wife who needs to avoid stairs because of her failing eyesight; that the public health, safety and welfare will be protected in the design of the said conversion which will conform to building code regulations; that although N. Southport Avenue is a good business street, the said conversion will not cause substantial injury to the value of other 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 establishment of residential use on the first floor in the conversion of a store into an apartment in a two-story brick store and one-apartment building, on premises at 3418 N. Southport Avenue, upon condition that the ground floor residential use in the building on the subject site shall exist only for the time the applicant owns 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: Samuel J. and Alyse Siegel
 APPEARANCES FOR: Thomas R. Burney
 APPEARANCES AGAINST:

CAL. NO. 227-83-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 2118 N. Magnolia 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, Samuel J. and Alyse Siegel, owners, filed July 14, 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 2.5 feet, on premises at 2118 N. Magnolia Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 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 25 feet; that the variation, if granted, will not alter the essential character of the locality in that the subject site is located in a block in which the majority of the improvements do not comply with the side yard requirements of the zoning ordinance, 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 2.5 feet, on premises, at 2118 N. Magnolia Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is

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

APPLICANT: General Parking Corporation
 APPEARANCES FOR: Stuart Glicken
 APPEARANCES AGAINST:

CAL. NO. 228-83-S
 MAP NO. 1-E
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 219-261 E. North Water 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
ABSTAIN		
x		
x		
x		x
		x

THE RESOLUTION:

WHEREAS, General Parking Corporation, for Chicago Dock & Canal Trust, owner, filed July 15, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a self-parking public parking lot for the storage of private passenger automobiles, in a C3-7 Commercial-Manufacturing District, on premises at 219-261 E. North Water Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 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 9.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 1983; and

WHEREAS, the district maps show that the premises are located in a C3-7 Commercial-Manufacturing District; and

WHEREAS, member Keane has certified that he has read the transcript of the proceedings in this case; 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 C3-7 Commercial-Manufacturing District; that on February 21, 1967, the Board approved the establishment of a public parking lot at 219-229 E. North Water Street, under certain conditions; that the parking lot has been operated by the applicant corporation in compliance with the said conditions; that the Board has incorporated the testimony of the application, Cal. No. 55-67-S, into the record; that the proposed parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot to be operated under the conditions hereinafter set forth; and that the said parking lot, with a terminal date of August 19, 1988, will be compatible with the existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a self-parking public parking

MINUTES OF MEETING

August 19, 1983

Cal. No. 228-83-S

lot for the storage of private passenger automobiles, on premises at 219-261 E. North Water Street, upon condition that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon the said lot at any time; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that the lot shall be enclosed with guard rails; that adequate drainage shall be provided by the use of drainage tiles within the property running to an established City of Chicago sewer; that the drainage shall not run directly into City streets; that lighting shall be provided; that ingress shall be from E. North Water Street; that the driveway shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that striping shall be provided; that the hours of operation shall be limited to the hours between 6 A.M. and 12:00 Midnight and at such times as special events are held in the neighborhood; that the lot shall be securely locked at all other times; that the use of the premises as a parking lot shall terminate five years from the date hereof on August 19, 1988, subject to the condition that the Zoning Board of Appeals shall retain jurisdiction over this application during the entire term for the purpose of determining whether the conditions of this resolution are being complied with and the Zoning Administrator shall not issue a certificate of occupancy until an inspection of the property and a determination shall be 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: Goggin & Furda

CAL. NO. 229-83-S

PEARANCES FOR:

MAP NO. 13-G

PEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 5132-38 N. Broadway

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Case continued to
October 21, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Ngoc Hoang
 APPEARANCES FOR: John Hanna
 APPEARANCES AGAINST: Mary Marubia, et al

CAL. NO. 230-83-S
 MAP NO. 13-J
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED-- 3407 W. Bryn Mawr Avenue
 SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application denied.

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Ngoc Hoang, owner, filed June 21, 1983, an application for a special use under the zoning ordinance for the approval of the location and the establishment of a dwelling unit at the rear of the store on the ground floor in a three-story brick store and two-apartment building, in a B2-2 Restricted Retail District, on premises at 3407 W. Bryn Mawr 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, 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 August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds that in this case the proposed use is to be located in a B2-2 Restricted Retail District; that no proof was presented to indicate that the establishment of a dwelling unit at the rear of the store on the subject site would not cause substantial injury to the value of other property in the neighborhood; that the proposed use at this location is not compatible with the business character of W. Bryn Mawr and would set a negative precedent in this block; that the proposed use is not in the public interest in that the economic viability of the existing businesses in the area would be negatively affected; 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: Ngoc Hoang
 APPEARANCES FOR: John Hanna
 APPEARANCES AGAINST: Mary Marubia, et al

CAL. NO. 231-83-Z
 MAP NO. 13-J
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 3407 W. Bryn Mawr Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation 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, Ngoc Hoang, owner, filed June 21, 1983, an application for a variation of the zoning ordinance to permit, in a B2-2 Restricted Retail District, the establishment of an additional dwelling unit in an existing three-story store and two-apartment building with off-street parking for two automobiles instead of the required three, on premises at 3407 W. Bryn Mawr 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, Section 8.11-1(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the denial of the special use application (Cal No. 230-83-S) for the establishment of a dwelling unit at the rear of the store on the ground floor in the building on the subject site negates the need for the waiver of the one off-street parking space, it is therefore

RESOLVED, that the application for a variation of the district regulations of the zoning ordinance be and it hereby is denied.

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

APPLICANT: Ngoc Hoang
 APPEARANCES FOR: John Hanna
 APPEARANCES AGAINST:

CAL. NO. 232-83-A
 MAP NO. 13-J
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED-- 3407 W. Bryn Mawr 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, Ngoc Hoang, owner, filed June 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a television repair shop in the store on the first floor of a three-story brick store and apartment building, in a B2-2 Restricted Retail District; on premises at 3407 W. Bryn Mawr 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 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 August 19, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a B2-2 Restricted Retail District; that the proof presented indicates that the store in the building on the subject site had been previously occupied by a restaurant; that the change of use to a television sales and repair 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 television sales and repair shop in the store on the first floor of a three-story brick store and apartment building, on premises at 3407 W. Bryn Mawr 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: Sims All Services
 APPEARANCES FOR: J.B. Sims, Jr.
 APPEARANCES AGAINST: James E. Davis

CAL. NO. 233-83-A
 MAP NO. 18-F
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED-- 7551 S. Halsted Street
 SUBJECT-- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Sims All Services, for J.B. Sims, Jr. and Bessie Sims, owners, filed June 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile service station, including automobile repair and automatic car wash, in a B2-2 Restricted Retail District; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 8, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, The Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site was occupied by a service station under the C1-2 zoning which was in effect until September 29, 1979 at which time the City Council rezoned the district to B2-2; 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 re-establishment of an automobile service station, including automobile repair and accessory automatic car wash, on premises at 7551 S. Halsted Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 6 P.M., Monday through Saturday and 8 A.M. and 2 P.M. Sunday; that no spray painting, body or fender work shall be done on premises; that all repair work shall be done within the building; that there shall be no parking or storage of automobiles awaiting repair or which have been repaired off the premises; that there shall be no accumulation of material or refuse on the public property; that the building

MINUTES OF MEETING

August 19, 1983

Cal. No. 233-83-A

shall be maintained in a proper condition; 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: Pui Yin Tang Woo
 APPEARANCES FOR: John T. Swanberg
 APPEARANCES AGAINST:

CAL. NO. 234-83-A
 MAP NO. 14-C
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1751 E. 55th 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, Pui Yin Tang Woo, for Sack Realty Co., owner, filed June 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a hand laundry and dry cleaning receiving station in the basement store in a three-story brick store and apartment building, in an R6 General Residence District, on premises at 1751 E. 55th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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, Section 7.3-6."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983; and

WHEREAS, the district maps show that the premises are located in an R6 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully informed in the premises, finds in this case that the proposed use is to be located in an R6 General Residence District in a non-conforming basement store in a three-story brick store and apartment building which had been occupied by business uses, the last use being a shoe repair business, which use was recently discontinued; that the change of use to a hand laundry and dry cleaning receiving station 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 hand laundry and dry cleaning receiving station in the basement store in a three-story brick store and apartment building, on premises at 1751 E. 55th Street, upon condition that the hours of operation shall be limited to the hours between 8 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: Marlon Tejada

CAL. NO. 235-83-A

APPEARANCES FOR: None

MAP NO. 8-J

MINUTES OF MEETING
August 19, 1983

APPEARANCES AGAINST:

PREMISES AFFECTED— 3825 W. 31st Street

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

ACTION OF BOARD—

THE VOTE

Case dismissed for want
of prosecution.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Luis Lebron
APPEARANCES FOR: Lester E. Siegel
APPEARANCES AGAINST:

CAL. NO. 236-83-A
MAP NO. 3-G
MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 1048 N. Milwaukee Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Case continued to
October 21, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Perry's Corner Store, Inc.
 APPEARANCES FOR: Robert Lewinthal
 APPEARANCES AGAINST:

CAL. NO. 237-83-A
 MAP NO. 26-F
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 101 W. 107th 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, Perry's Corner Store, Inc., for Beverly Bank, Trust No. 78-150-00/01, owner, filed June 21, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the continued operation of a grocery store in the store on the first floor of a two-story brick store and apartment building, in an R3 General Residence District, on premises at 101 W. 107th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 the said use is located in an R3 General Residence District; that the proof presented indicates that the non-conforming store in the building on the subject site has been occupied as a grocery store for many years; that the last operator failed to obtain a license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the continued operation of a grocery store in the store on the first floor of a two-story brick store and apartment building, on premises at 101 W. 107th Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 10 P.M., Monday through Saturday and 8 A.M. and 8 P.M. Sunday, and that no liquor and package goods shall be sold on the premises; that there shall be no automatic amusement machines 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: Willie L. Robinson
APPEARANCES FOR: Willie L. Robinson
APPEARANCES AGAINST: Michael Favia

CAL. NO. 238-83-A
MAP NO. 3-J
MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 3738 W. Augusta Boulevard

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, Willie L. Robinson, for Jim Harris, owner, filed June 9, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a carryout restaurant in the store on the first floor of a one, two and three-story brick store and apartment building, in an R3 General Residence District, on premises at 3738 W. Augusta Boulevard; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 August 19, 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 proof presented indicates that on May 21, 1971 the Board sustained an appeal permitting the establishment of a grocery store in the store on the subject site, Cal. No. 104-71-A; that the grocery store was not established; that the store in the building has been vacant and unoccupied for 12 years; that under Section 6.4-5 of the zoning ordinance the Board has no authority to permit the re-establishment of a business use in this residential district; it is therefore

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

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

APPLICANT: Curtis E. Young
 APPEARANCES FOR: Curtis E. Young
 APPEARANCES AGAINST:

CAL. NO. 239-83-A
 MAP NO. 14-E
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 5917-23 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
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Curtis E. Young, owner, filed June 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an automobile repair shop in the one-story brick garage building at the rear of a lot improved with a one-story brick store building, in an R5 General Residence District, on premises at 5917-23 S. Prairie Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 28, 1983 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Section 7.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 in this case that the proposed use is to be located in an R5 General Residence District in an existing non-conforming one-story brick garage building which has been in continuous operation as an automobile repair shop for the last five years; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of an automobile repair shop in the one-story brick garage building at the rear of a lot improved with a one-story brick store building, on premises at 5917-23 S. Prairie 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 8 A.M. and 5 P.M., Monday through Friday and 8 A.M. and 3 P.M., 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: William Yoder, Jr.
 APPEARANCES FOR: William Yoder, Jr.
 APPEARANCES AGAINST:

CAL. NO. 240-83-A
 MAP NO. 3-H
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1058 N. Damen Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

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

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, William Yoder, Jr., for Edward W. Zarembo, owner, filed June 6, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a second-hand and antiques store in the store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 1058 N. Damen Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 a B2-2 Restricted Retail District in one store of a two-store unit in the building on the subject site; that a tavern, a B4 use, is located in the subject site building adjacent to the subject store; that a second hand and antiques store are uses under the B4 and B2 classifications; that the extension of the non-conforming use throughout the 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 permit the establishment of a second-hand and antiques store in the store on the first floor of a three-story brick store and apartment building on premises at 1058 North Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 4 P.M., Monday through Saturday; and that all business activities shall be conducted within the premises and that no merchandise shall be displayed outside of the premises on the sidewalk; 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: Marian Gorzynski
 APPEARANCES FOR: Joseph K. Lischux
 APPEARANCES AGAINST:

CAL. NO. 241-83-A
 MAP NO. 3-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1133 N. 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, Marian Gorzynski, for Marvin Duckett, owner, filed June 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 shop in a one-story brick building, in a B2-2 Restricted Retail District, on premises at 1133 N. Ashland Avenue; 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 8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the said use is located in a B2-2 Restricted Retail District; that the subject site was legally established as an automobile repair shop under the B5-3 zoning which was in effect until December 4, 1980, at which time the City Council rezoned the district to B2-2; 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 shop in a one-story brick building, on premises at 1133 N. Ashland Avenue, upon condition 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: Radio Steel & Mfg. Co.

CAL. NO. 242-83-A

APPEARANCES FOR: Daniel L. Houlihan

MAP NO. 5-N

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 6455-57 W. Grand 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, Radio Steel & Mfg. Co., owner, filed June 28, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize an existing off-site parking lot for the parking of private passenger automobiles for the use of a business located at 6515 W. Grand Avenue, in an M1-1 Restricted Manufacturing District, on premises at 6455-57 W. Grand Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 10.16-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 said use is located in an M1-1 Restricted Manufacturing District; that the proof presented indicates that the existing off-site parking lot for the parking of private passenger automobiles on the subject site has been in existence since prior to the passage of the 1957 comprehensive zoning amendment; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize an existing off-site parking lot for the parking of private passenger automobiles, on premises at 6455-57 W. Grand Avenue, for the use of a business located at 6515 W. Grand Avenue, upon condition that no use shall be made of the lot for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that the lot shall be improved with a compacted macadam base not less than four

MINUTES OF MEETING

August 19, 1983

242-83-A

inches thick, surfaced with asphaltic concrete or some compatible all-weather dustless material; that adequate drainage shall be provided by the use of drainage tiles within the property, running to an established City of Chicago sewer; that the drainage shall not run directly into city streets; that ingress and egress shall be from W. Grand Avenue; that the alley abutting the premises shall not be used for ingress nor egress; that the lot shall be enclosed with a fence; that the driveways shall be constructed in accordance with the Driveway Ordinance, which specifies three foot straight flares on each approach; that lighting shall be provided which shall be directed away from the residential properties to the south; that the hours of operation shall be limited to the hours between 9 A.M. and 6 P.M., Monday through Saturday; that the lot shall be securely locked at all other times; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the appellant 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: Manuel Bello
 APPEALANCES FOR: Martin Johnson
 APPEALANCES AGAINST:

CAL. NO. 243-83-A
 MAP NO. 17-H
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 6816-18 N. Ashland 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, Manuel Bello, owner, filed June 7, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the legalization of a three-story brick building as 13 apartments, in an R4 General Residence District, on premises at 6816-18 N. Ashland 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, Sections 7.5-4 and 7.12-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 said use is located in an R4 General Residence District; that the proof presented indicates that the building on the subject site has been occupied as 13 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 13 apartments, provided the building is brought into compliance with building code regulations; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to legalize the use of the three-story brick building, on premises at 6816-18 N. Ashland Avenue, as 13 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: Mario and Maria Mendez

CAL. NO. 244-83-A

APPEARANCES FOR: William Espinoza

MAP NO. 6-J

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 2639 S. Spaulding 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, Mario and Maria Mendez, owners, filed June 15, 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 three apartments, in an R3 General Residence District, on premises at 2639 S. Spaulding 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 7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 said use is located in an R3 General Residence District; that no proof was presented to indicate that a third apartment had been legally established prior to the time of the passage of the 1942 comprehensive amendment to the zoning ordinance; that evidence presented indicates that the appellants have a right to continue the occupancy of the building on the subject site 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 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: Ollie Griffith and Julius Allen
 APPEARANCES FOR: Ollie Griffith
 APPEARANCES AGAINST:

CAL. NO. 245-83-A
 MAP NO. 26-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 10936 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, Ollie Griffith and Julius Allen, for John Brown, Sr., owner, filed June 24, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair shop in a two-story brick building, in an R3 General Residence District, on premises at 10936 S. Vincennes Avenue; and

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

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, Sections 7.3-3 and 6.4-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 in an existing auto repair garage; that the proof presented indicates that the subject site building is located on an odd shaped triangular lot and situated on vacated W. 109th Place and partially located in an R3 District and partially in a C1-1 District; that more than half of the subject site is located in the C1-1 District; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their 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 an automobile repair and body shop in a two-story brick building, on premises at 10936 S. Vincennes Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M., Monday through Saturday and 8 A.M. and 2 P.M., Sunday; that no spray painting shall be done on the premises; 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: Fred Lutes and Gary DiCicco
 APPEARANCES FOR: Richard Ramello
 APPEARANCES AGAINST:

CAL. NO. 246-83-A
 MAP NO. 7-N
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 6832-38 W. Wrightwood 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, Fred Lutes and Gary DiCicco, for Midwest Bank & Trust Company, Trust No. 76041724, owner, filed June 14, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the conversion of a store into an apartment in a two-story brick store and seven-apartment building, in an R2 Single Family Residence District, on premises at 6832-38 W. Wrightwood Avenue; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 that the said use is located in an R2 Single Family Residence District; that the proof presented indicates that the building on the subject site contains seven apartments and a non-conforming store; that the appellants desire to convert the non-conforming store into an apartment; that the conversion of the store to an apartment is a proper substitution of use under Section 6.4-7 of the zoning ordinance; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the conversion of a store into an apartment in a two-story brick store and seven-apartment building, on premises at 6832-38 W. Wrightwood Avenue, upon condition that the building is brought into compliance with building code regulations with plans and permits obtained indicating such compliance and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Anthony Bralles
 APPEARANCES FOR: Richard Brom, Anthony Bralles
 APPEARANCES AGAINST:

CAL. NO. 247-83-A
 MAP NO. 8-H
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 3231 S. Oakley 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, Anthony Bralles, for Ralph Grady, owner, filed June 21, 1983 an appeal from the decision of the Office of the Zoning Administrator in refusing to approve a food dispenser license for the continued operation of a restaurant in a one-story frame building, in an R3 General Residence District; 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 7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 said use is located in an R3 General Residence District; that the proof presented indicates that the non-conforming building on the subject site has been operated as a restaurant since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that on July 18, 1978 the Board sustained an appeal permitting the continuation of the restaurant on the subject site, provided the restaurant was properly licensed, Cal. No. 174-78-A; that the restaurant has been operating without licenses for at least two years and has been closed down; that the appellant failed to obtain licenses because of ignorance of the license renewal process; that the appellant has a right to continue the use of the premises as a restaurant provided the appellant secures all necessary licenses for the restaurant; 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 dispenser license for the continued operation of a restaurant in a one-story frame building on premises at 3231 S. Oakley Avenue, upon condition that the hours of operation shall be

MINUTES OF MEETING

August 19, 1983

Cal. No. 247-83-A

limited to the hours between 6 A.M. and 2 P.M., Monday through Friday; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued.

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

APPLICANT: Emmitt Engram, Jr.
 APPEARANCES FOR: Emmitt Engram, Jr.
 APPEARANCES AGAINST:

CAL. NO. 248-83-A
 MAP NO. 12-E
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 515 E. 48th 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, Emmitt Engram, Jr., for James Starks, owner, filed June 29, 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 at the rear of a lot improved with a two and three-story apartment building, in an R5 General Residence District, on premises at 515 E. 48th 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 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 August 19, 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 in this case that the proposed use is to be located in an R5 General Residence District; that the proof presented indicates that on November 5, 1931 the Board granted permission for the establishment of a food store on the subject site, Cal. No. 94-31-Z; that the building on the subject site has been occupied as a grocery store for 52 years; that the last occupant failed to obtain a license; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a grocery store in a one-story brick store building at the rear of a lot improved with a two and three-story apartment building, on premises at 515 E. 48th Street, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 8 P.M.; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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

APPLICANT: Hania Kowalczyk
 APPEARANCES FOR: John Cvetkovski, Hania Kowalczyk
 APPEARANCES AGAINST:

CAL. NO. 249-83-A
 MAP NO. 13-L
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED-- 4976 N. Milwaukee 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, Hania Kowalczyk, for American National Bank & Trust Co., Trust No. 21867, owner, filed an appeal on July 13, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a beauty salon on the first floor of a five-story brick apartment building, in an R4 General Residence District, on premises at 4976 N. Milwaukee Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 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 7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 on the ground floor in the existing office space area of a five-story brick apartment building; that the proof presented indicates that the existing office space area has been occupied with various business uses since 1970, the last store lease having expired on March 1, 1983; that in June, 1983, the appellant entered into a lease agreement with the owner's agent to establish a beauty shop in the subject area; that the subject site was rezoned by the City Council from B3-2 General Retail to R4 General Residence on March 25, 1964; that a search of the permit records in the Department of Inspectional Services indicates that on July 10, 1964 a building permit, #348428, was issued for the construction of a three-story 18-unit apartment building on the subject site; that a renewal permit, #355786, was issued for the same construction on January 8, 1965; that both permits were approved by the Department of Zoning as conforming to the R4 General Residence zoning in effect at that time; that the floor plans approved at that time show the ground floor contained three apartments, tenant storage locker area, utility room and laundry area; that

MINUTES OF MEETING

August 19, 1983

Cal. No. 249-83-A

no subsequent permits for the establishment of business office space on the subject site have issued; that the Board has no authority to allow the establishment of a business use in a residential zone; 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: William Love
 APPEARANCES FOR: William Love
 APPEARANCES AGAINST: Sonja Dauparas, et al

CAL. NO. 250-83-A
 MAP NO. 24-G
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 1530 W. 99th 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, William Love, for Jack Willis, owner, filed July 15, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a candy store in the store on the first floor of a two-story brick store and apartment building, in an R4 General Residence District, on premises at 1530 W. 99th Street; and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 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 has been occupied as a cleaners; 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 in the store on the first floor of a two-story brick store and apartment building, on premises at 1530 W. 99th Street; upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 7 P.M., Monday through Saturday, and 9 A.M. through 3 P.M., Sunday; that there shall be no automatic amusement machines on the premises; that no alcoholic beverages shall be sold on the premises; that litter receptacles shall be provided outside the premises; that a bicycle rack shall be provided; 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: Gregory Chorney
 APPEARANCES FOR: Gregory Chorney
 APPEARANCES AGAINST:

CAL. NO. 251-83-A
 MAP NO. 3-H
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 823 N. Damen Avenue

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

ACTION OF BOARD—

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

WHEREAS, Gregory Chorney, owner, filed July 8, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a television repair shop in the store on the first floor of a three-story brick store and apartment building, in an R4 General Residence District, on premises at 823 N. Damen 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 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 August 19, 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 informed 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 has been previously occupied by business uses; that a television repair business 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 television repair shop in the store on the first floor of a three-story brick store and apartment building, on premises at 823 N. Damen Avenue, upon condition that the hours of operation shall be limited to the hours between 12 Noon and 5 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: Michael L. Butler
 APPEARANCES FOR: Michael L. Butler
 APPEARANCES AGAINST:

CAL. NO. 252-83-S
 MAP NO. 20-K
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 4647 W. 79th Street (approx. 195 ft. south of W. 79th 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, Michael L. Butler, for Exchange National Bank, Trust No. 36180, owner, filed July 26, 1983, an application for a special use under the zoning ordinance for the approval of the location and the erection of an automatic automobile laundry facility, in a C1-2 Restricted Commercial District, on premises at 4647 W. 79th Street (approx. 195 ft. south of W. 79th Street); and

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

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

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983 after due notice thereof by publication in the Chicago Tribune on August 1, 1983; and

WHEREAS, the district maps show that the premises are located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, finds in this case that the proposed use is to be located in a C1-2 Restricted Commercial District; that on January 7, 1983, the subject site was rezoned by the City Council from B5-2 to C1-2 for the purpose of erecting an automobiles laundry facility at this location; that the proof presented indicates that the establishment of an automatic automobile laundry facility is necessary for the public convenience at this site, which is located in the Scottsdale Shopping Center; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed automobile laundry to be improved and operated under the conditions hereinafter set forth; that the proposed use, separated from residential properties to the east by a five-foot high wooden fence, is compatible with the type of improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of an automatic automobile laundry facility on premises at 4647 W. 79th Street (approx. 195 ft. south of West 79th Street), upon

MINUTES OF MEETING

August 19, 1983

Cal. No. 252-83-S

condition that ingress and egress shall be from W. 79th Street, via existing driveways; that an attendant shall be on the premises during all hours of operation; that the hours of operation shall be limited to the hours between 7 A.M. and 7 P.M.; that lighting shall be directed away from residential properties to the east; 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
August 19, 1983

PREMISES AFFECTED— 2047 W. 19th Street

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

ACTION OF BOARD—

THE VOTE

Case continued to
October 21, 1983.

Jack Guthman

George J. Cullen

Michael J. Howlett

Thomas P. Keane

John P. Kringas

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Evening Star Baptist Church

CAL. NO. 167-83-S

APPEARANCES FOR:

MAP NO. 10-D

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 1983

PREMISES AFFECTED— 4235 W. Cottage Grove Avenue

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

ACTION OF BOARD—

THE VOTE

Case continued to
October 21, 1983.

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

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

APPLICANT: Reggio's Pizzeria No. 1, Inc.
 APPEARANCES FOR: Thomas R. Sumner
 APPEARANCES AGAINST:

CAL. NO. 183-83-A
 MAP NO. 18-E
 MINUTES OF MEETING
 August 19, 1983

PREMISES AFFECTED— 706 E. 79th Street

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

ACTION OF BOARD—

THE VOTE

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

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, Reggio's Pizzeria No. 1, Inc., for John M. Clark, Jr., owner, filed April 29, 1983, an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the wholesale distribution of pizza in addition to the retail sale of pizza in a one-story brick store building, in a B5-2 General Service District, on premises at 706 E. 79th Street; 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 8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 1983; and

WHEREAS, the district maps show that the premises are located in a B5-2 General 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 B5-2 General Service District in an existing pizzeria restaurant on the subject site; that the wholesale distribution of pizza 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 wholesale distribution of pizza in addition to the retail sale of pizza in a one-story brick store building, on premises at 706 E. 79th 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: Paxton Landfill Corporation

CAL. NO. 190-83-S

APPEARANCES FOR:

MAP NO. 28-C and 30-C

APPEARANCES AGAINST:

MINUTES OF MEETING
August 19, 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

Case continued to
November 18, 1983.

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

August 19, 1983
Cal. No. 90-75-S

Murphy, Preston and Jaffe, for the Paxton Landfill Corporation, presented a request to amend the resolution adopted by the Zoning Board of Appeals on April 11, 1975, and amended on March 16, 1978 and on February 15, 1980, which approved a special use for the establishment of an area for the extraction of sand and for the establishment of a sanitary landfill for the deposit of organic and inorganic material, in an M3-3 Heavy Manufacturing District, in the area bounded by: E. 116th Street, the alley next west of S. Paxton Avenue, E. 118th Street, S. Paxton Avenue, E. 119th Street, S. Clyde Avenue, E. 118th Street and S. Stony Island Avenue, with a termination date of August 31, 1983.

The amendment requested is to extend the termination date until November 30, 1983, pending City Council action on related matters.

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

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

MINUTES OF MEETING

August 19, 1983

Cal. No. 205-83-S

Mr. Eugene Siebert, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on July 15, 1983, Cal. No. 205-83-A, in which the Board sustained an appeal permitting 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.

The amendment requested is to delete the condition that reads:

".....upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 2 P.M...." and to insert in lieu thereof the following condition: ".....upon condition that the hours of operation shall be limited to the hours between 9 A.M. and 2 A.M....." A typographical error caused the problem.

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

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

MINUTES OF MEETING

August 19, 1983

Cal. No. 369-81-Z

M.G. Coan and Associates, for Joe Penny, owner, presented a request for an extension of time in which to obtain permits for the erection of a second story addition above the garage at the rear of and attached to a two-story brick two apartment building whose rear yard will be 6 instead of 30 feet, on premises at 1801 W. Adams Street, for which a variation of the zoning ordinance was granted on December 18, 1981, in Cal. No. 369-82-Z.

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

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

MINUTES OF MEETING

August 19, 1983
Cal. No. 288-78-Z

Mr. Salvador Alvarez, for Ethel Gene Higgins, owner, presented a request for an extension of time in which to obtain permits for the erection of a single family residence whose rear yard will be 5 feet 7 inches instead of 30 feet, on premises at 6925 N. Ravenswood Avenue, for which a variation of the zoning ordinance was granted on December 15, 1978, in Cal. No. 288-78-S.

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

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

MINUTES OF MEETING

August 19, 1983

Cal. No. 181-83-S

Shelley T. Lewinski, for Orville Ronan, owner, presented a request to amend the resolution adopted by the Zoning Board of Appeals on June 24, 1983, in which an appeal was sustained permitting 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, under certain conditions, in Cal. No. 181-83-S.

The amendment requested is to delete: "...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 to insert in lieu thereof the following: "...the establishment of a tropical fish and supplies 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 10 A.M. and 9 P.M., Monday through Saturday, and 10 A.M. and 6 P.M., Sunday,"

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

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

MINUTES OF MEETING

August 19, 1983

Mr. Cullen moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on Friday, September 16, 1983.

Marian Rest

Secretary